

BRAND NEW RETAIL SUITES FOR LEASE

10303 Highway 107, Sherwood, Arkansas



Property Understanding

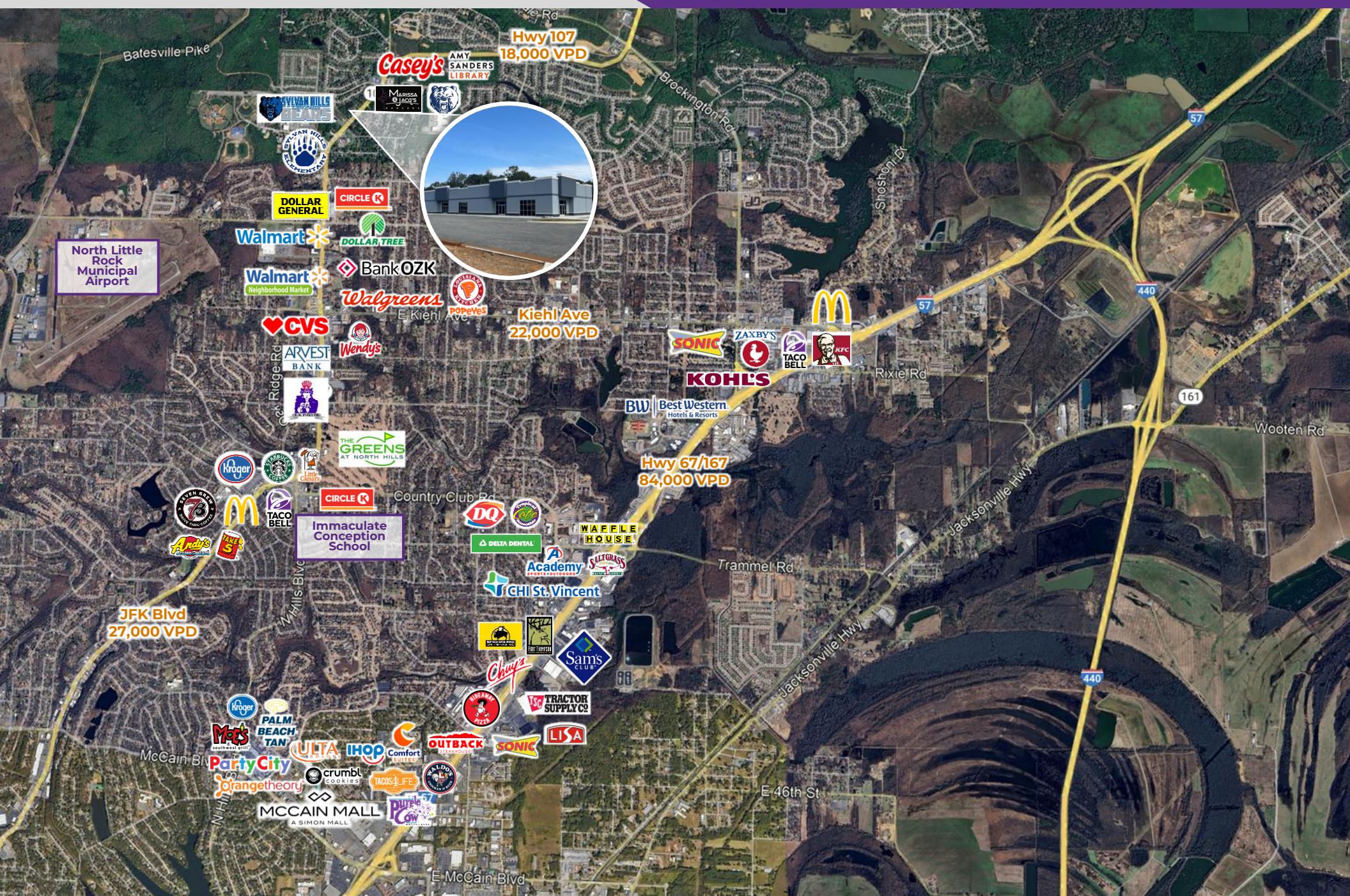
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$17.00/SF NNN
Address	10303 Highway 107
City/State	Sherwood, AR 72120
Property Type	Retail
TI Allowance	Negotiable
Available SF	<ul style="list-style-type: none"> o Suite 101 – ±4,000 SF o Suite 104 – ±4,000 SF
Building Size	±12,000 SF
Lot Size	±2.47 Acres
Zoning	C-3
Traffic Counts	Hwy 107 – 18,000 VPD

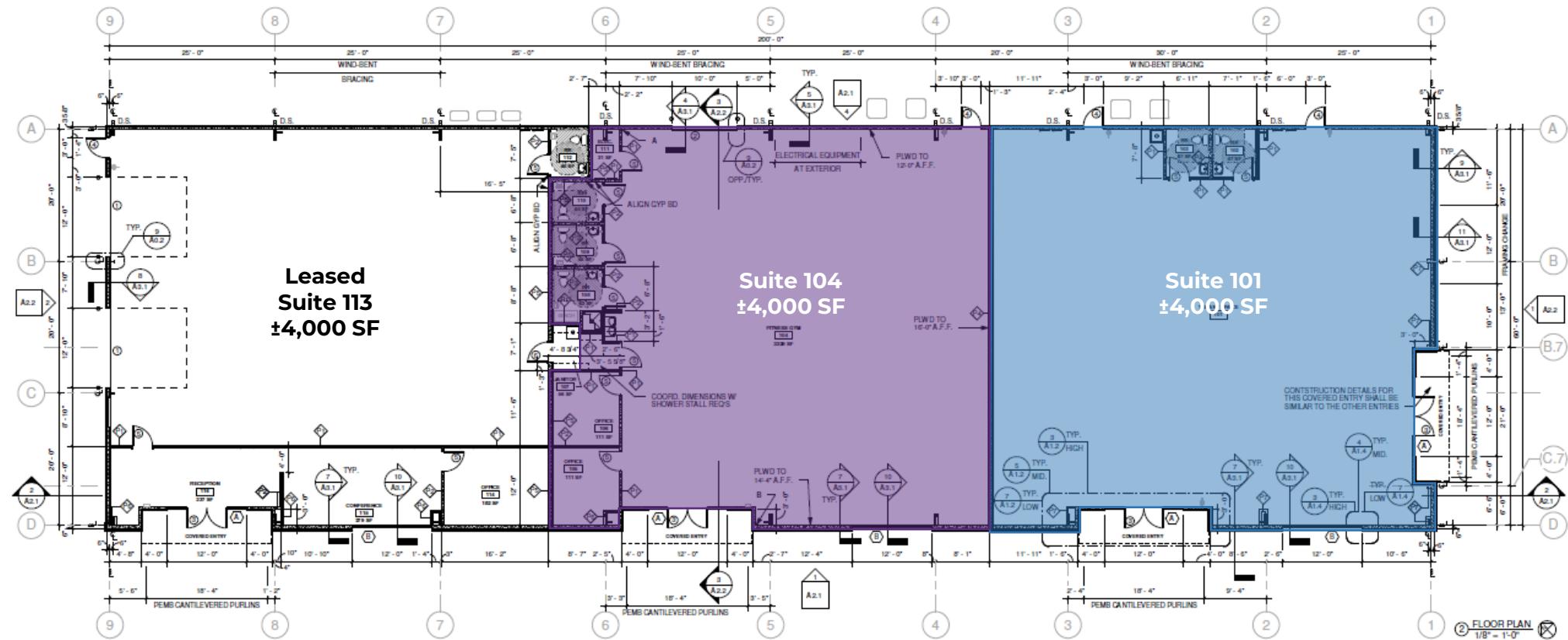
PROPERTY HIGHLIGHTS

- o Newly constructed shopping center strategically located on a high-traffic corridor in Sherwood, AR
- o Drive-thru potential available on end-cap Suite 101
- o Positioned near Sylvan Hills High School (0.26 miles) and surrounded by thriving residential neighborhoods, this location offers exceptional visibility and accessibility
- o Sherwood recently passed a ballot issue, Act 4 Sherwood, unifying liquor laws across the city, allowing businesses in the previously "dry" north area to sell alcohol, boosting economic growth
- o This is the perfect spot for retail, dining, or specialty businesses looking to capitalize on the city's growth and evolving market









AVAILABLE SPACE	SPACE SIZE (SF)	LEASE RATE PER SF	LEASE TYPE
Suite 101	±4,000 SF	\$17.00/SF	NNN
Suite 104	±4,000 SF	\$17.00/SF	NNN





Sherwood, AR



Sherwood, a suburb of Little Rock, is strategically positioned approximately 15 miles from the heart of the city via the well-connected 67/167 route. Home to 32,544 residents, Sherwood offers its residents and businesses swift connectivity to the broader metropolitan areas.

The community of Sherwood has evolved into a robust and lively hub, flourishing with diverse establishments, industries, retail centers, places of worship, and educational institutions. In recent years, Sherwood has experienced significant growth, witnessing the emergence of numerous new enterprises and attractions. Notable additions include an impressive 8,700 square foot splash pad, the Henson Tennis Center and Pickleball Court, Bennett's Casual Dining, and the noteworthy development and expansion of Sylvan Hills High School and Sylvan Hills Jr. High.

The recent approval of the "Act 4 Sherwood" initiative, with over 73% voter support in November 2024, unified wet/dry laws in North Sherwood. This change allows local grocery stores and restaurants to sell alcohol, expected to boost economic growth by attracting businesses, creating jobs, and expanding dining and shopping options. This dynamic growth underscores Sherwood's commitment to providing an enriched and progressive environment for its residents and visitors alike.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

37,984

73,735

185,068

Households

15,897

30,848

81,340

Average Age

41.1

40.6

40.3

Average Household Income

\$81,816

\$75,385

\$67,290

Businesses

728

1,986

7,830

*Demographic details based on property location



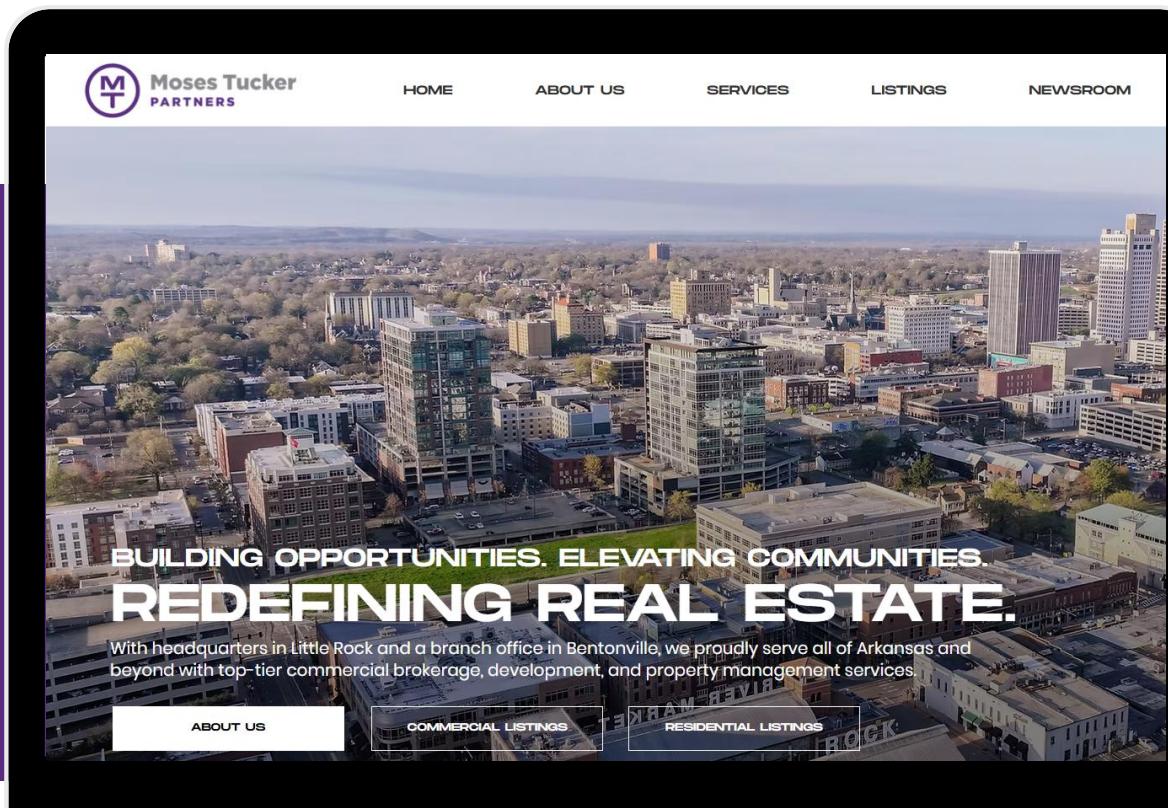
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