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BRAND NEW RETAIL SUITES FOR LEASE

10303 Highway 107, Sherwood, Arkansas



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Property Understanding

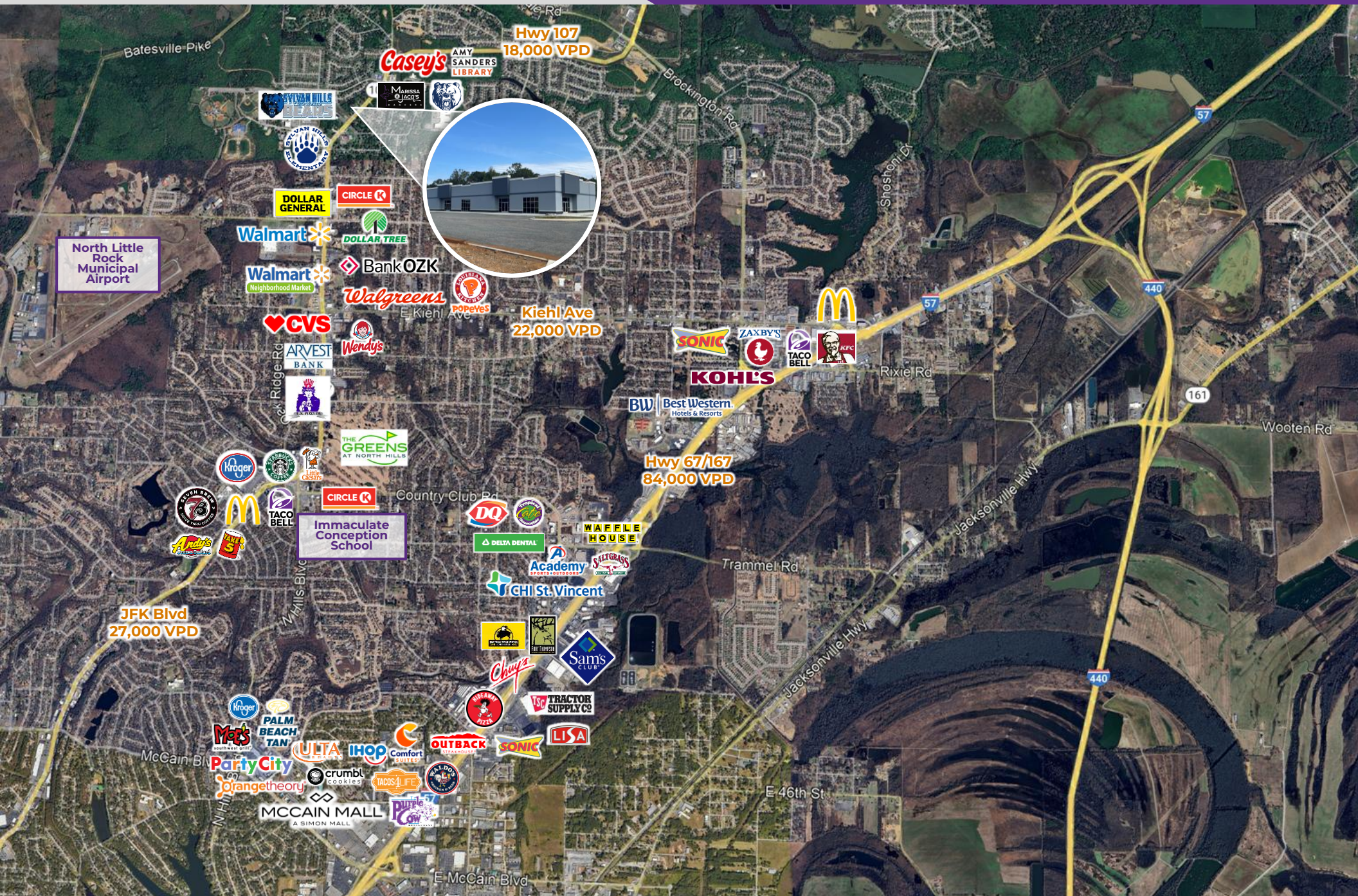
OVERVIEW

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"> Suite 101 – ±4,000 SF 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

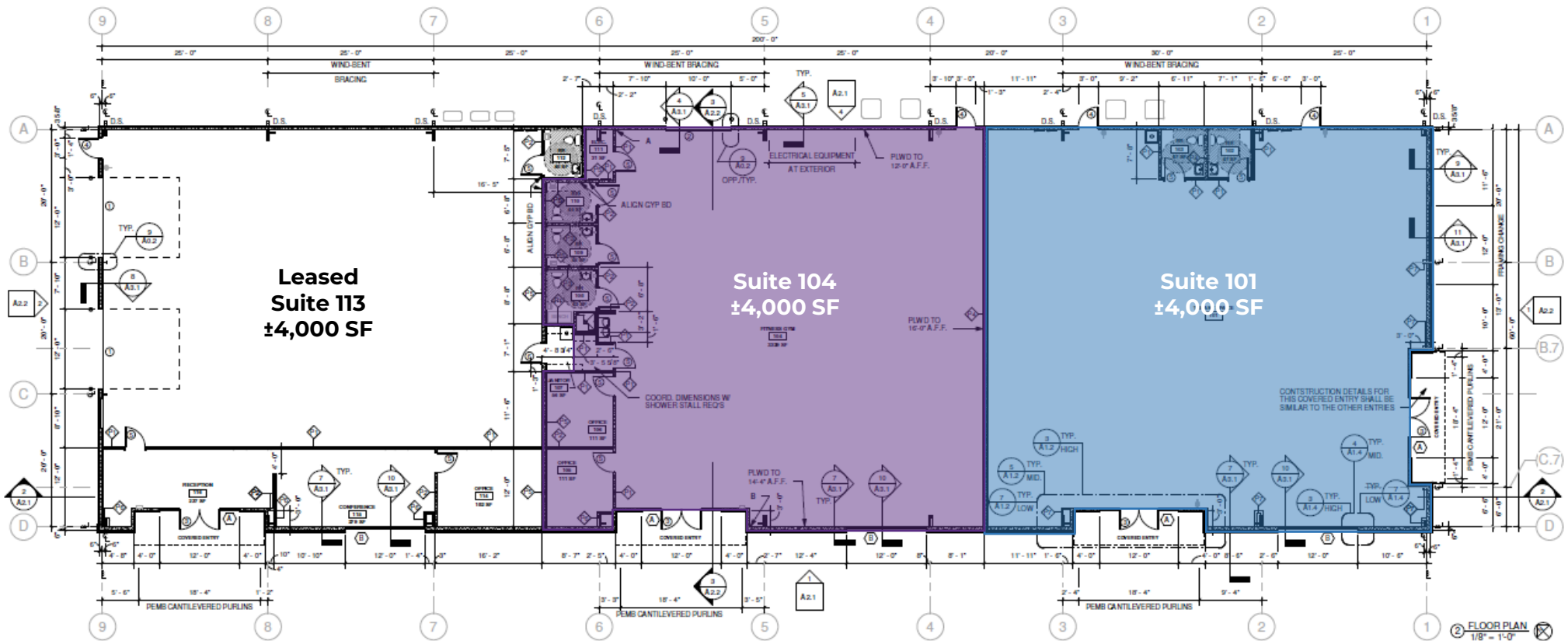
PROPERTY HIGHLIGHTS

- Newly constructed shopping center strategically located on a high-traffic corridor in Sherwood, AR
- Drive-thru potential available on end-cap Suite 101
- Positioned near Sylvan Hills High School (0.26 miles) and surrounded by thriving residential neighborhoods, this location offers exceptional visibility and accessibility
- 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
- 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*

	3 MILES	5 MILES	10 MILES
Population	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*

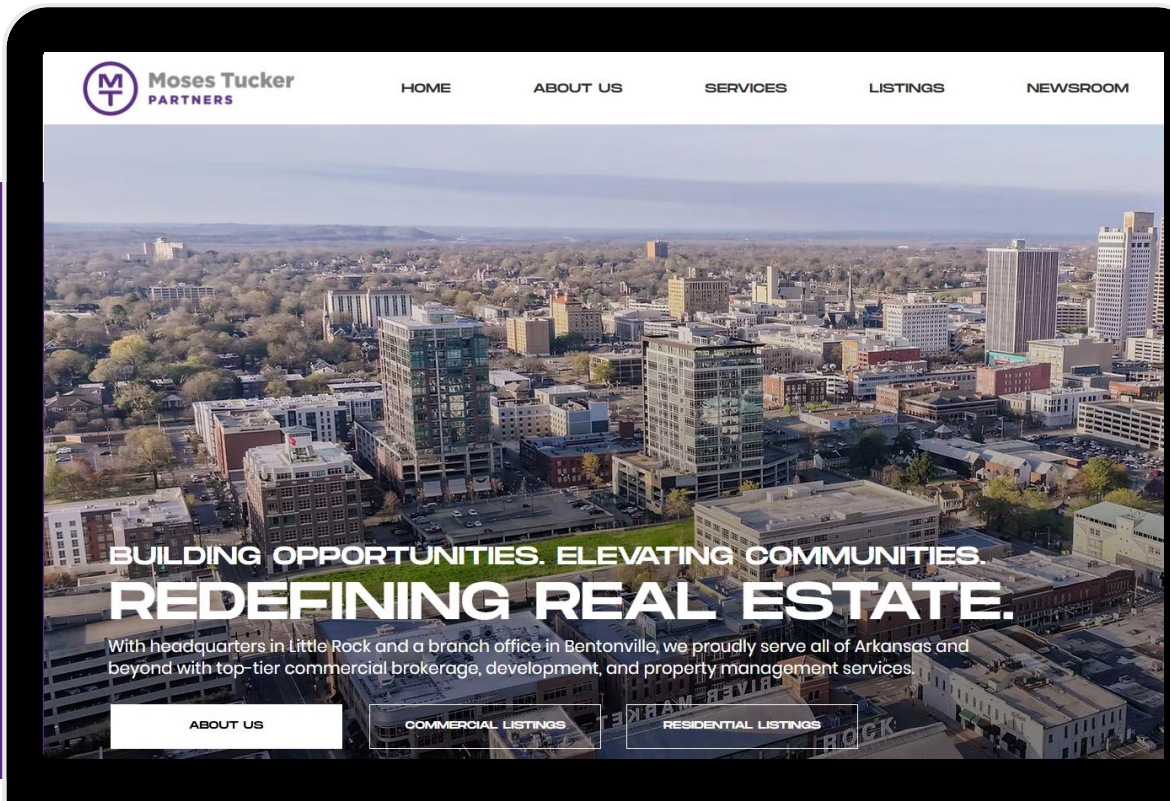
CONNECT

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