



PEA RIDGE FLEX SPACE

1326 Slack St, Pea Ridge, AR 72751



PROPERTY DESCRIPTION

14' tall overhead doors at this new construction Flex/Warehouse/Office space in Pea Ridge, AR. Tenants can choose their size of space as needed. 11 total units between two buildings separated by a parking lot and driveway. Each suite includes one overhead door, main entrance door, restroom, and utility closet. Each space is also approx. 75% warehouse and 25% office/bathrooms.

PROPERTY HIGHLIGHTS

- 14' Tall Overhead Doors
- Flex/Warehouse/Office Space
- +/- 75% Warehouse Space & 25% Office/Bathrooms
- Spaces Ranging From +/- 1,350 SF to 4,320 SF

OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (MG)
Number of Units:	11
Available SF:	1,350 - 4,320 SF
Building Size:	27,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	640	3,931	10,469
Total Population	1,177	8,685	26,118
Average HH Income	\$82,661	\$82,739	\$94,271

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PRIME WAREHOUSE/OFFICE SUITES FOR LEASE



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1326 Slack St Suite 1330	Available	1,350 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1336	Available	1,350 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1338	Available	1,350 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1340	Available	1,350 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1342-1346	Available	4,050 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1350-1354	Available	4,320 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1358	Available	1,440 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1360	Available	1,440 SF	Modified Gross	\$15.75 SF/yr	-
1326 Slack St Suite 1362-1366	Available	4,320 SF	Modified Gross	\$15.75 SF/yr	-

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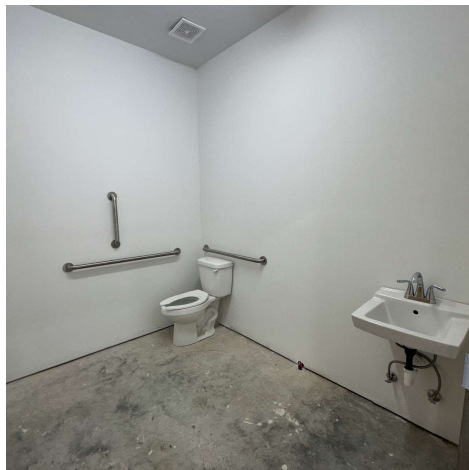
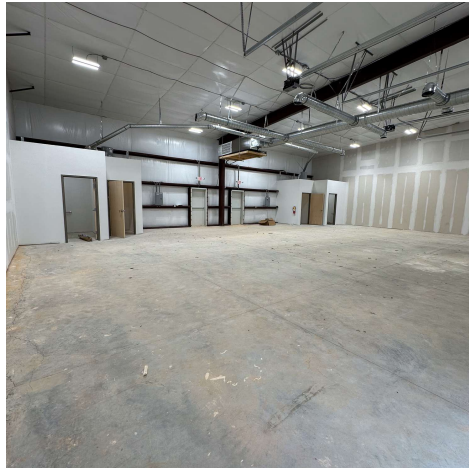
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PRIME WAREHOUSE/OFFICE SUITES FOR LEASE



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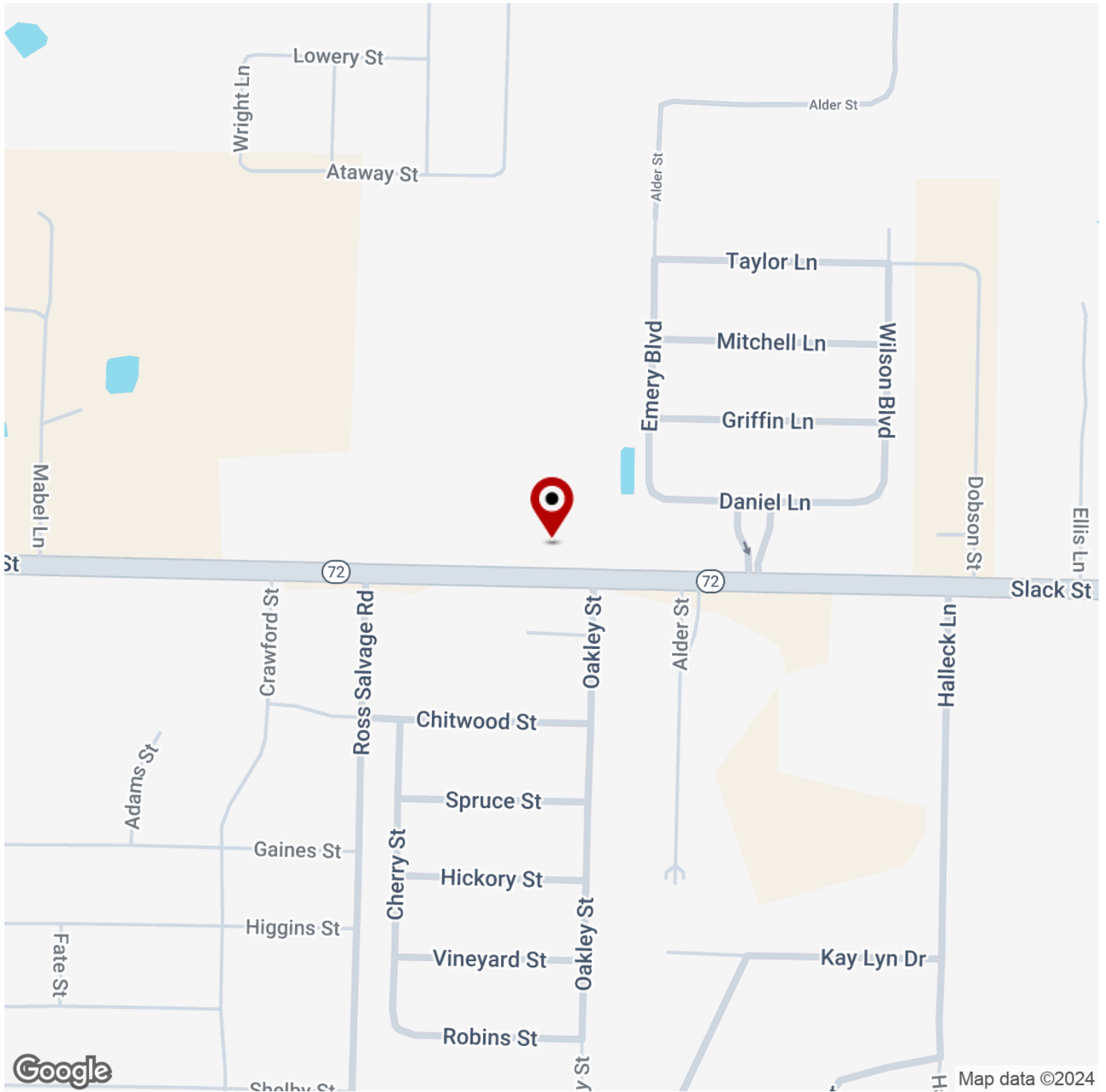
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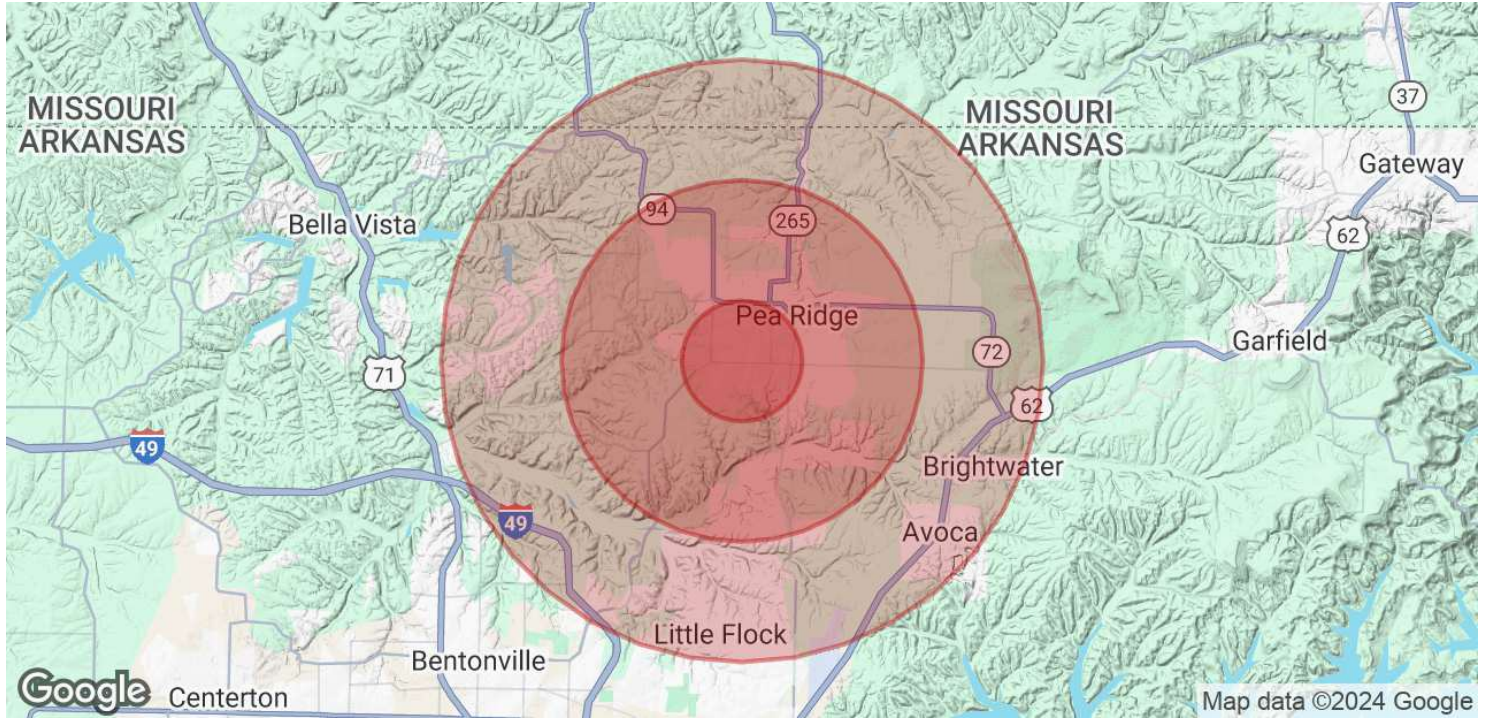
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,177	8,685	26,118
Average Age	53.7	44.7	41.6
Average Age (Male)	52.5	40.5	37.6
Average Age (Female)	34.3	39.3	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	640	3,931	10,469
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$82,661	\$82,739	\$94,271
Average House Value	\$152,685	\$171,159	\$207,281

2020 American Community Survey (ACS)

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