

# ARNETT REALTY & INVESTMENTS

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## FOR LEASE

502 W. MAIN ST. - CABOT, AR 72023

**Absolute NNN  
Ground Lease**

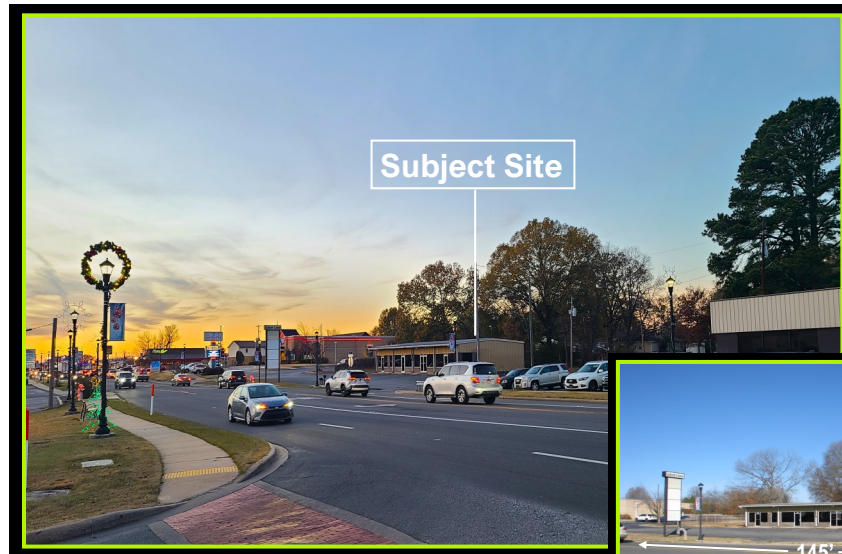
**+/- 1.10 Acres**

LEASE AMOUNT:

**\$90,800  
Annually**

### DIRECTIONS:

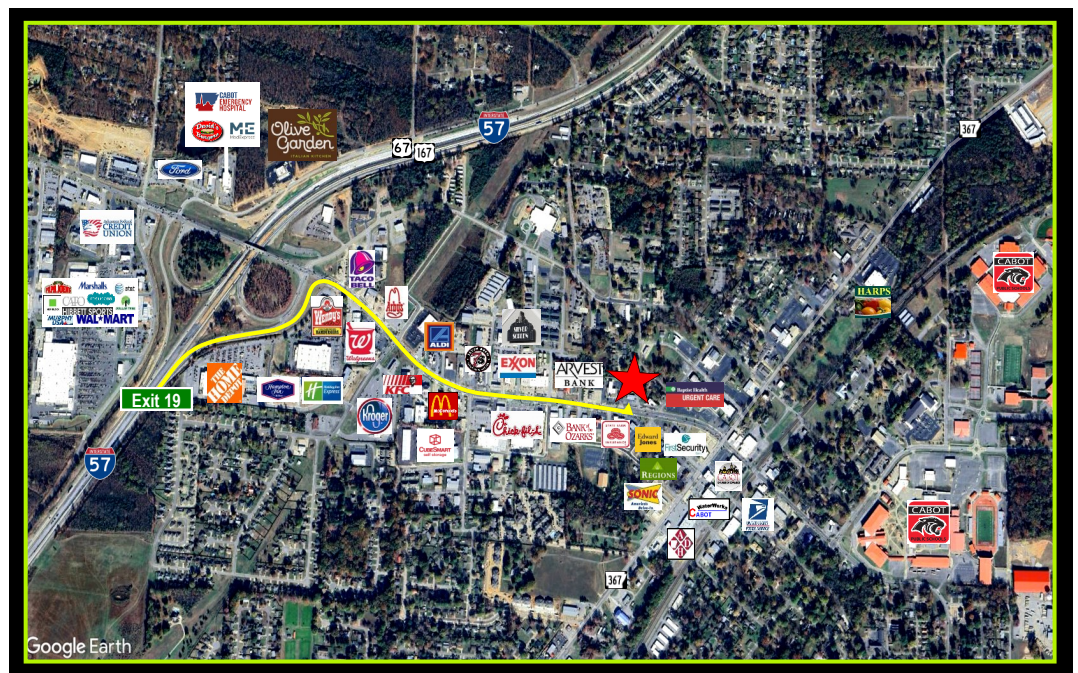
*I-57N to Exit 19 in Cabot, turn right on-to Hwy 89/W Main Street. Proceed approximately 3/4 mile. Property on left, next to Arvest Bank.*



### PRIME LOCATION

**Restaurant - Retail - Hospitality**

- ♦ 145' Frontage on W. Main Street/Hwy 89
- ♦ 24,000 VPD; Population of 6,581 in 1 mile radius; 27,755 in 3 mile radius.
- ♦ Explosive growth along the busiest commercial corridor in Cabot.
- ♦ Zoned C-2 with city utilities. Ready for development!



Ted Arnett  
Principal Broker



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