

ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

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**Absolute NNN
Ground Lease**

+/- 1.10 Acres

LEASE AMOUNT:
**\$90,800
Annually**

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

Ted Arnett
Principal Broker **CCIM**
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www.ARNETTREALTY.COM

FOR LEASE

502 W. MAIN ST. - CABOT, AR 72023



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!



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