



Dixieland Rd

W Monroe Ave



FOR SALE

**504 W MONROE AVE
LOWELL, AR 72745**

**PRIME
LOWELL
LAND**

**2.18± ACRES
AVAILABLE**

FOR MORE INFORMATION
PLEASE CONTACT:

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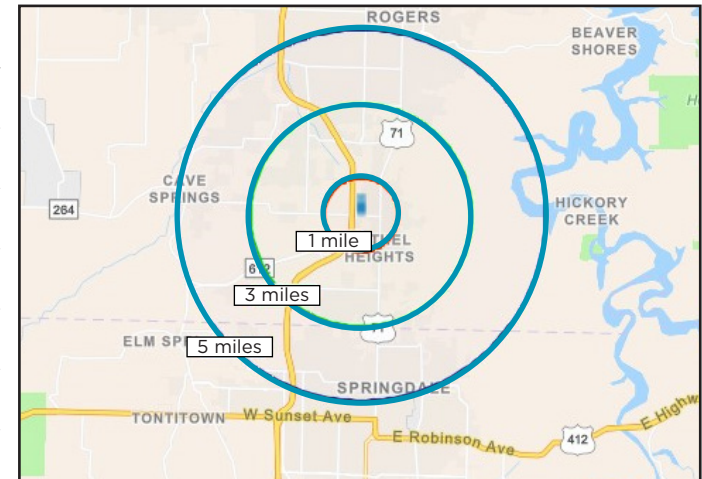
HIGHLIGHTS

- 2.18 ± acres available
- Zoning: C-2
- Asking Price: \$1,150,000
- NWA Commercial Design Center in Progress to the west of the property
- Excellent site for c-store, retail, fast food, etc.
- Centrally located with easy access to I-49
- High growth corridor of Northwest Arkansas, seeing 32,000 VPD on Monroe Ave and 102,000 VPD on I-49

*information deemed reliable but not guaranteed

504 W MONROE AVE | LOWELL, AR

	1 mile	3 miles	5 miles
Population:	1,918	33,436	100,460
Households:	601	11,803	33,708
Average Household Size:	3.19	2.82	2.94
Average Household Income:	\$140,053	\$144,856	\$23,459
Total Businesses:	53	893	2,589
Total Employees:	4,212	13,938	47,033





SUBJECT PROPERTY

J.B. HUNT
HEADQUARTERS

32,000
VEHICLES PER DAY

102,000
VEHICLES PER DAY

24,000
VEHICLES PER DAY

ATWOODS
Ranch & Home

HARRIS
HOMETOWN FRESH

METRO
APPLIANCES & MORE

CAMPING WORLD

Dixieland Rd

ANYTIME FITNESS

TACO BELL

Kum & Go

INTERSTATE
49

W Monroe Ave

Kum & Go

STARBUCKS COFFEE

W Monroe Ave

ARVEST

Wendy's
HAMBURGERS

tropical SMOOTHIE CAFE

Dominos
PIZZA

Einsteins BRIS
BAGELS

McDonald's

Arbys

SUBWAY

DQ

UNITED STATES POSTAL SERVICE

ARVEST

TACO BELL

N Bloomington St

SEVEN BREW
DRIVE THRU COFFEE

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