

PRIME RETAIL SPACE FOR LEASE

PEA RIDGE FLEX SPACE

1326 Slack St, Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Looking to expand your business? Look no further! This retail space, spanning +/- 1,000 to 3,000 SF, located off Slack St. in Pea Ridge, offers an ideal setting for retail operations. With a generous parking lot dedicated to your customers, distinct from the flex space units at the rear, convenience is paramount. Furthermore, should you require extra storage, newly constructed storage units on-site provide ample space for your supplies. Streamline your operations and cut down on travel time and expenses by centralizing your business needs in this convenient location!

PROPERTY HIGHLIGHTS

- Suite 1: +/- 1,000 SF at \$28PSF
- Suite 2: +/- 2,000 SF at \$27PSF
- Right off Slack St in Pea Ridge which sees +/- 10,000 VPD
- Convenient self-storage units available on site

OFFERING SUMMARY

| | |
|------------------|-------------------------------|
| Lease Rate: | \$27.00 - \$28.00 SF/yr (NNN) |
| Number of Units: | 2 |
| Available SF: | 1,000 - 2,000 SF |
| Building Size: | 3,000 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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+/- 1,000 TO 3,000 SF OF RETAIL SPACE FOR LEASE



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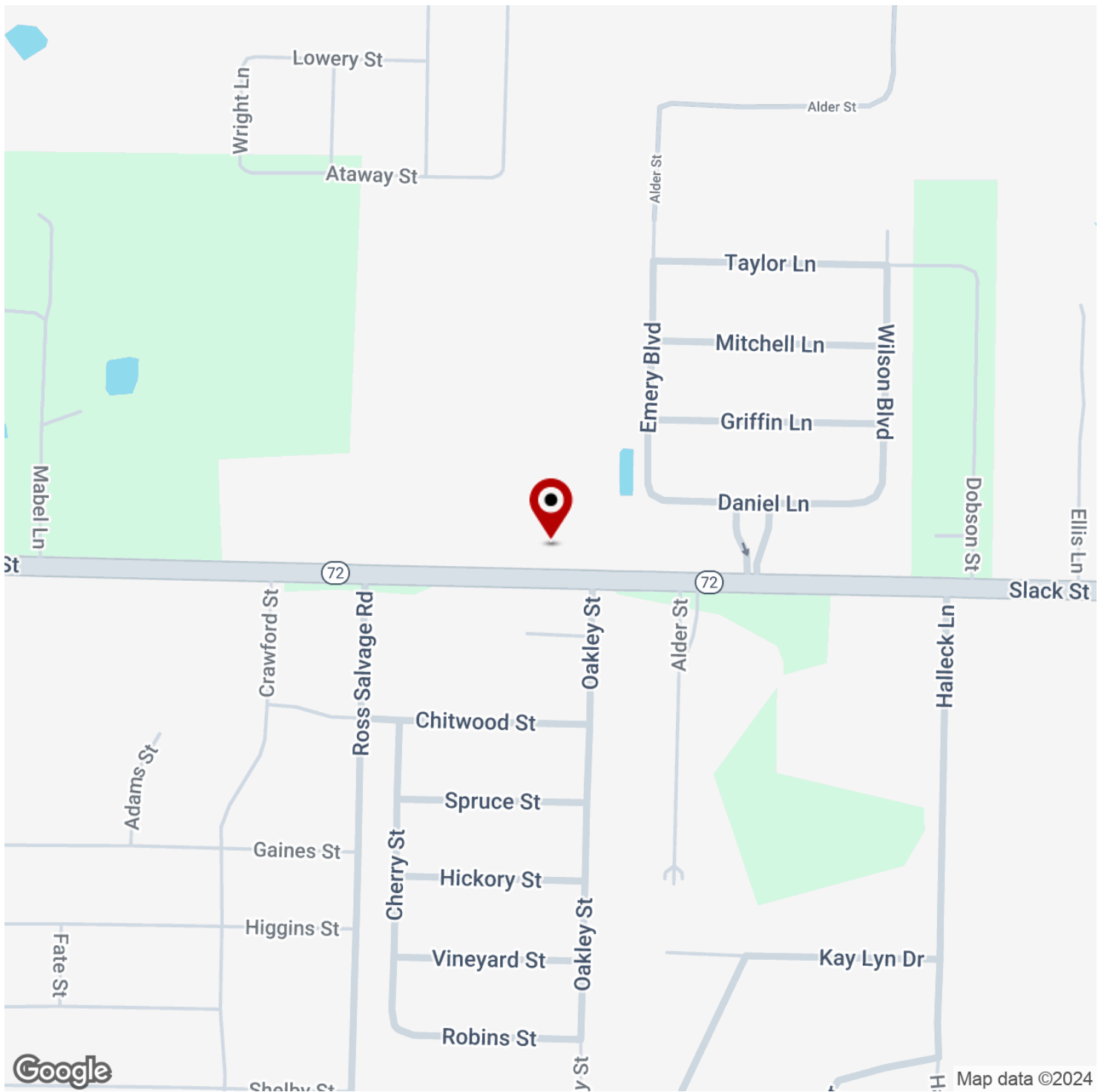
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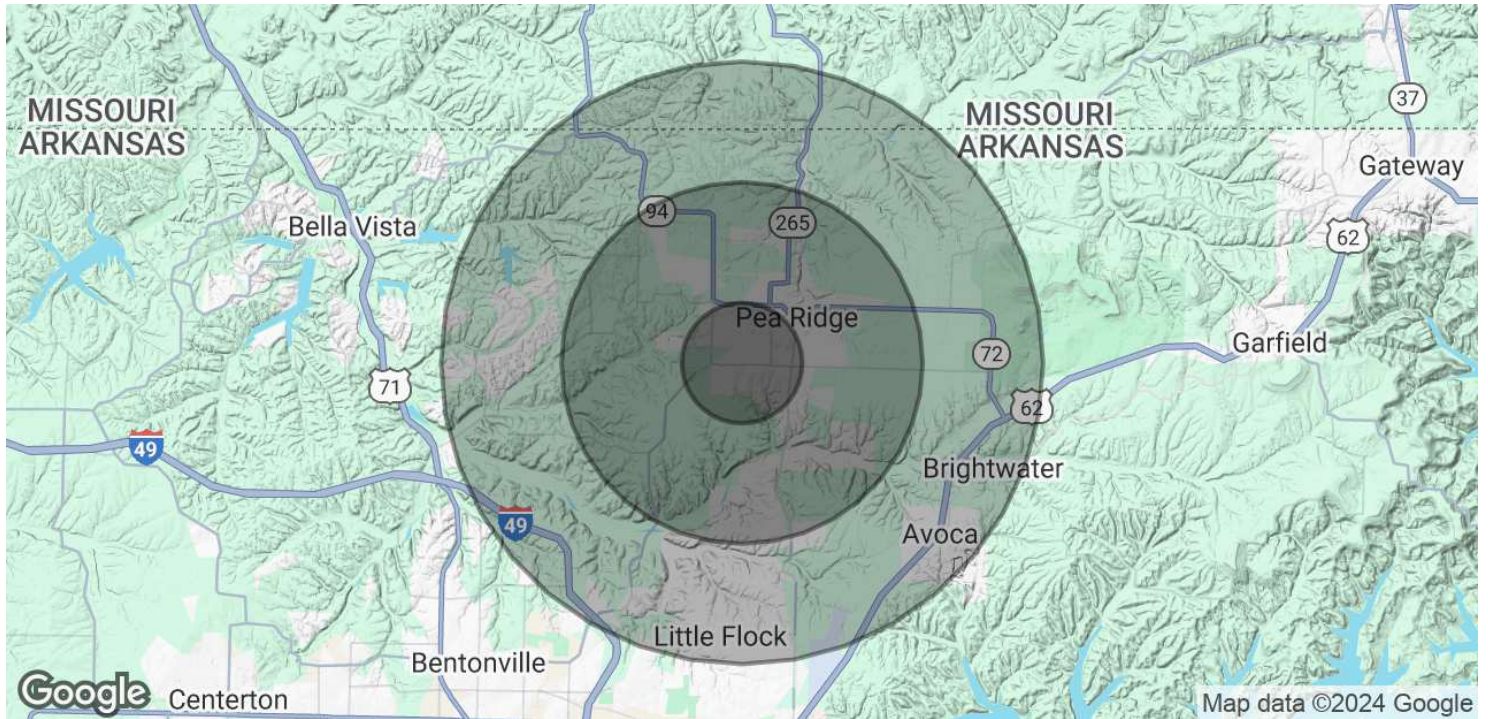
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 1,177 | 8,685 | 26,118 |
| Average Age | 53.7 | 44.7 | 41.6 |
| Average Age (Male) | 52.5 | 40.5 | 37.6 |
|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