



FOR SALE

Purchase price

\$1.395M

Contact us:

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# For Sale: 0.88 Acres with Retail Building

1313 E Broadway Street, Morrilton, AR

## Features

- Lot size: +/- 0.88 acres
- Building size: +/- 9,369 SF (currently vacant)
- Sale price: \$1,395,000
- Available for sale or lease
- Lease expiration date: September 2031 (master-leased by Dollar Tree)
- Dollar Tree prepared to negotiate lease buyout with ownership upon receipt of qualified offer
- Pylon signage on-site
- Building available for owner occupancy

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# Neighborhood Map



## 2024 Demographics

	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	2,612	8,111	10,670
<b>Estimated Households</b>	1,133	3,408	4,465
<b>Estimated Avg. Household Income</b>	\$68,973	\$73,811	\$73,175

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