

An aerial photograph of a commercial property. A large, rectangular building with a blue roof is highlighted with a blue outline. The property is situated on a corner lot, with a parking lot and other commercial buildings nearby. A road, labeled 'E Broadway Street', runs horizontally across the middle of the image. The surrounding area includes trees, other commercial buildings, and parking lots.

Colliers

FOR SALE

Purchase price

\$1.395M

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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 |
|---------------------------------|----------|----------|----------|
| Estimated Population | 2,612 | 8,111 | 10,670 |
| Estimated Households | 1,133 | 3,408 | 4,465 |
| Estimated Avg. Household Income | \$68,973 | \$73,811 | \$73,175 |

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