

GROUND LEASE OR BUILD TO SUIT

1500 W MAIN ST, CORNING, ARKANSAS

UP TO 1.52 ACRES



WHY SHOULD A TENANT OPEN A LOCATION HERE?

Corning, Arkansas may be considered a small town based on population, but with it being conveniently located directly on the heavily trafficked Hwy 62, the town is very busy throughout the day and night. Hwy 62 serves a main thoroughfare for 30k+ people daily and offers increased accessibility, better connectivity to neighboring areas, convenient transportation and logistics, and potential for tourism and visitor traffic. Although there is a large presence of national retailers in Corning such as McDonald's, Taco Bell, Dollar General, O'Reilly's, Casey's General Store, John Deere Equipment, and many others, there is still a dire need for further retail tenants in the city. It was estimated that over \$18M/yr in consumer spending is being missed out on now in Corning due to the lack of retail options. With the subject property being located directly on Hwy 62, this is the perfect place for your business to open a location at an AFFORDABLE RATE.

SITE HIGHLIGHTS

- The site offers over 225+ feet of frontage allowing increased accessibility for residents, visitors, and customers.
- Limited surrounding competition allows improved sales to neighboring areas, expanding market reach.
- Hwy 62 allows for convenient transportation and logistics for shipping and receiving goods.
- Large 1.52 Acre lot with flexible zoning.

