

±1.1 AC Retail Pad Site

Lowell, AR

1625 Empire St
Lowell, AR 72745
www.cbre.com/fayetteville

\$958,320 | \$6,500/mo

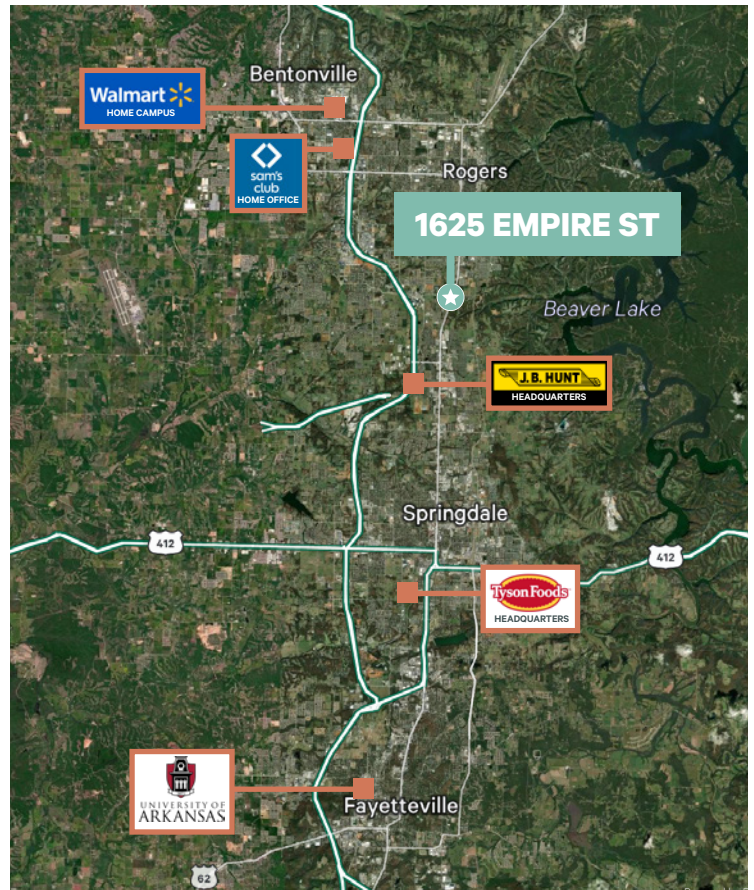


±1.1 AC Retail Pad Site
1625 Empire St | Lowell, AR 72745

For Sale or Lease

Property Details

- + Size: ±1.1 AC
- + Sales Price: \$958,320
- + Ground Lease Rate: \$6,500/mo
- + Zoning: C-2
- + Improved Lot
- + 2 access points from W Pleasant Grove Road and Empire Street
- + 167 ft of frontage on W Pleasant Grove Road (20,000 VPD)
- + Adjacent to Best-In-Class Fitness Amenities (Fitness One)
- + Close proximity to various company headquarters
 - I-49: 1.4 mi | 5 min
 - Walmart HQ: 8.3 mi | 14 min
 - Sam's Club HQ: 6.8 mi | 14 min
 - JB Hunt HQ: 3.3 mi | 9 min

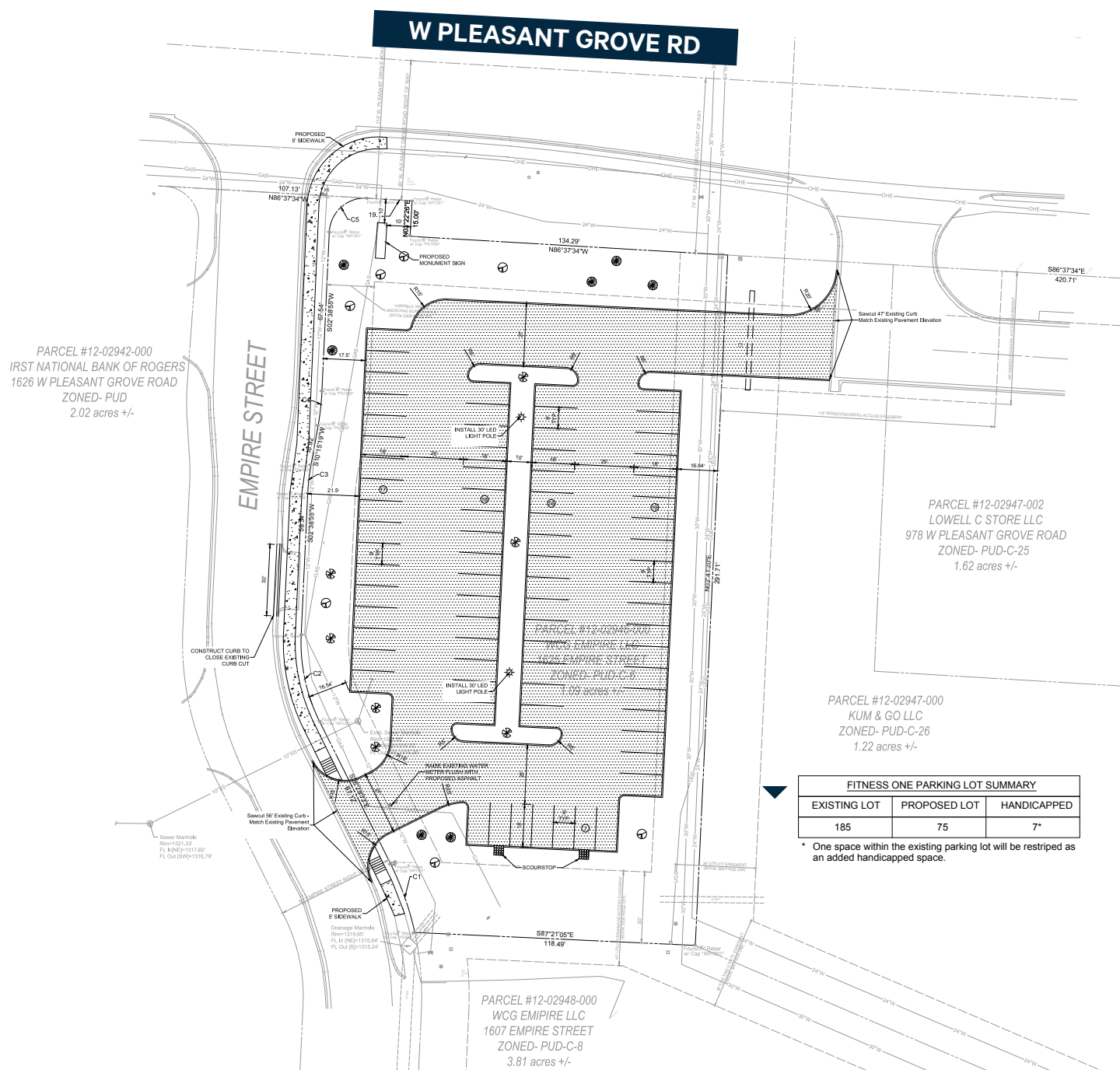


2024 Demographics	1 Mile	3 Miles	5 Miles
Population	3,856	44,102	103,855
Households	1,386	15,529	37,687
Avg. Household Income	\$121,761	\$116,566	\$124,408
Employees	1,530	17,252	48,472



For Sale or Lease

Site Plan





Contact Us

Zac White

Associate
+1 479 444 2547
zac.white@cbre.com

Hunter Groce

Senior Associate
+1 479 249 9520
hunter.groce@cbre.com

David Erstine, SIOR, CCIM

Senior Vice President
+1 479 249 6199
david.erstine@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.