

+/- 2,400 SF OF RETAIL/FLEX SPACE FOR LEASE

183 HALLECK LANE

Pea Ridge, AR 72751



PROPERTY DESCRIPTION

+/- 2,400 SF Retail/Flex space for lease off Hwy 72 in Pea Ridge! Just 0.5 miles from Walmart Neighborhood Market, this prime location offers an excellent opportunity to grow your business. Inside you will find an open room perfect for a retail floor, a restroom, utility closet, several storage closets. Outside features include dedicated employee and guest parking, multiple signage options, and a fenced backyard. Pea Ridge is one of Northwest Arkansas' fastest-growing cities, making this property a great choice for expanding your business.

PROPERTY HIGHLIGHTS

- +/- 2,400 SF of Retail/Flex Space
- Approx. 0.5 miles from Walmart
- Off Hwy 72

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	2,400 SF
Building Size:	2,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	438	1,532
Total Population	281	1,199	4,227
Average HH Income	\$121,994	\$118,141	\$106,978

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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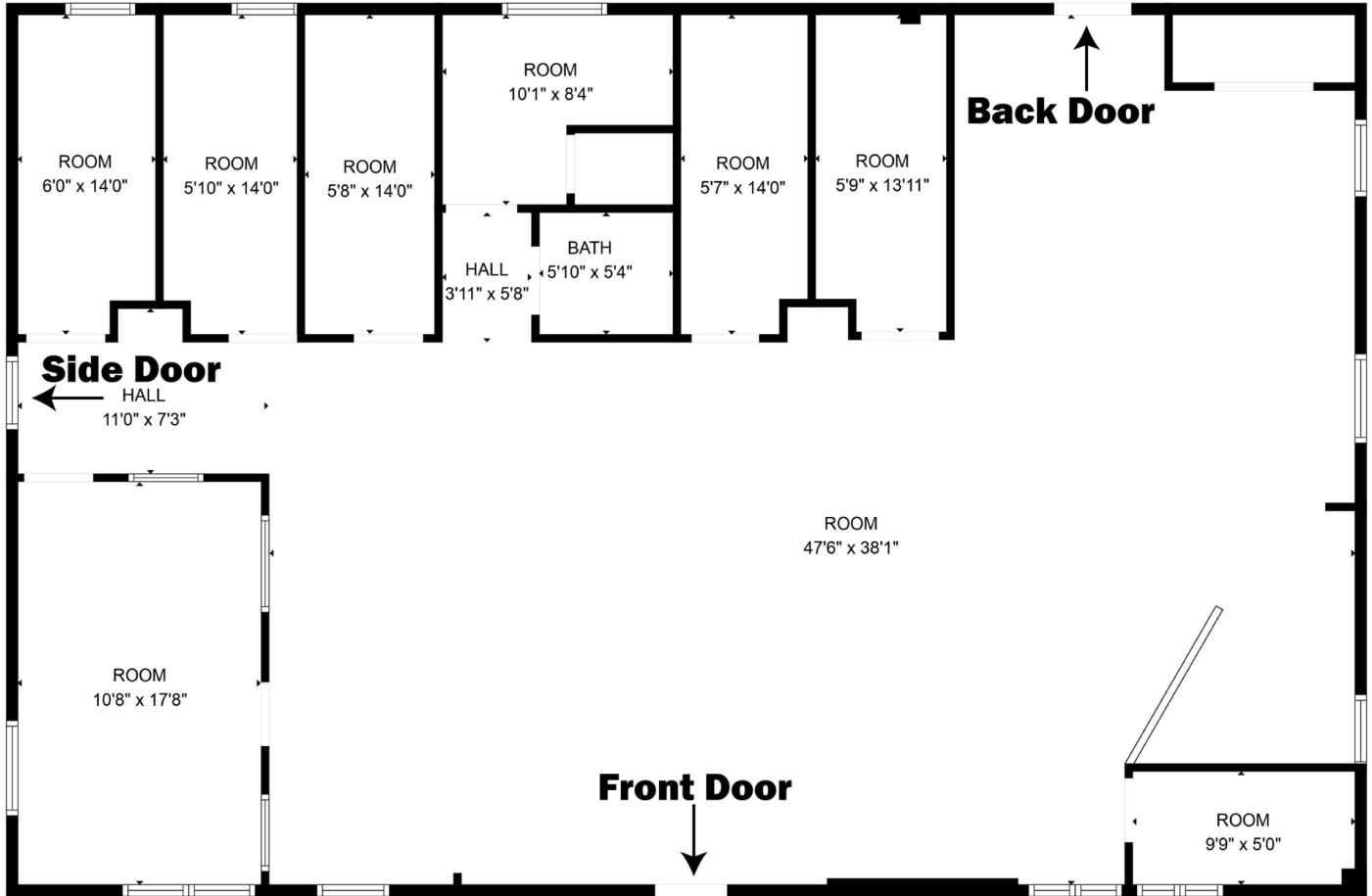
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+/- 2,400 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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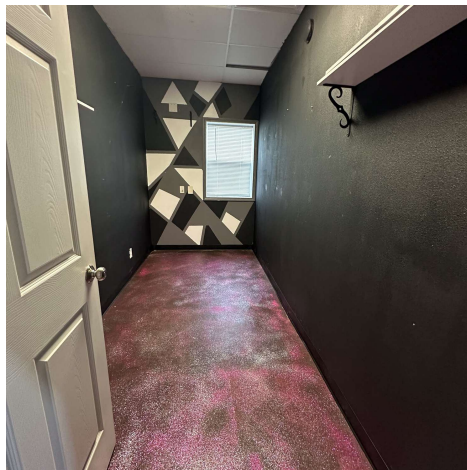
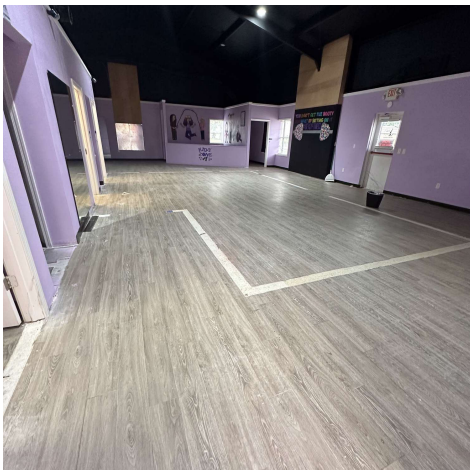
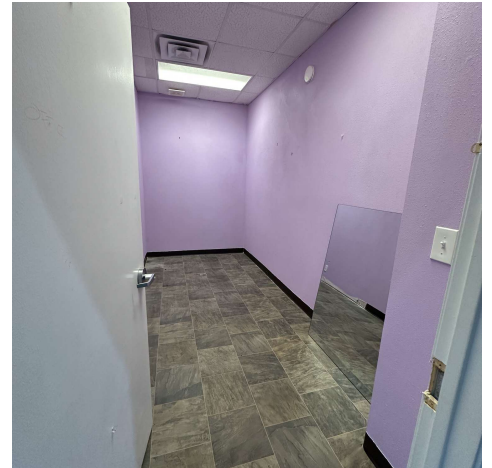
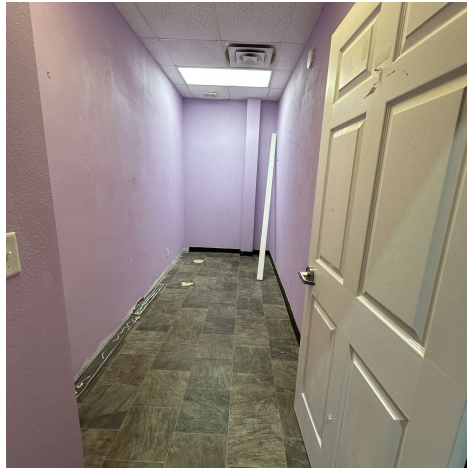
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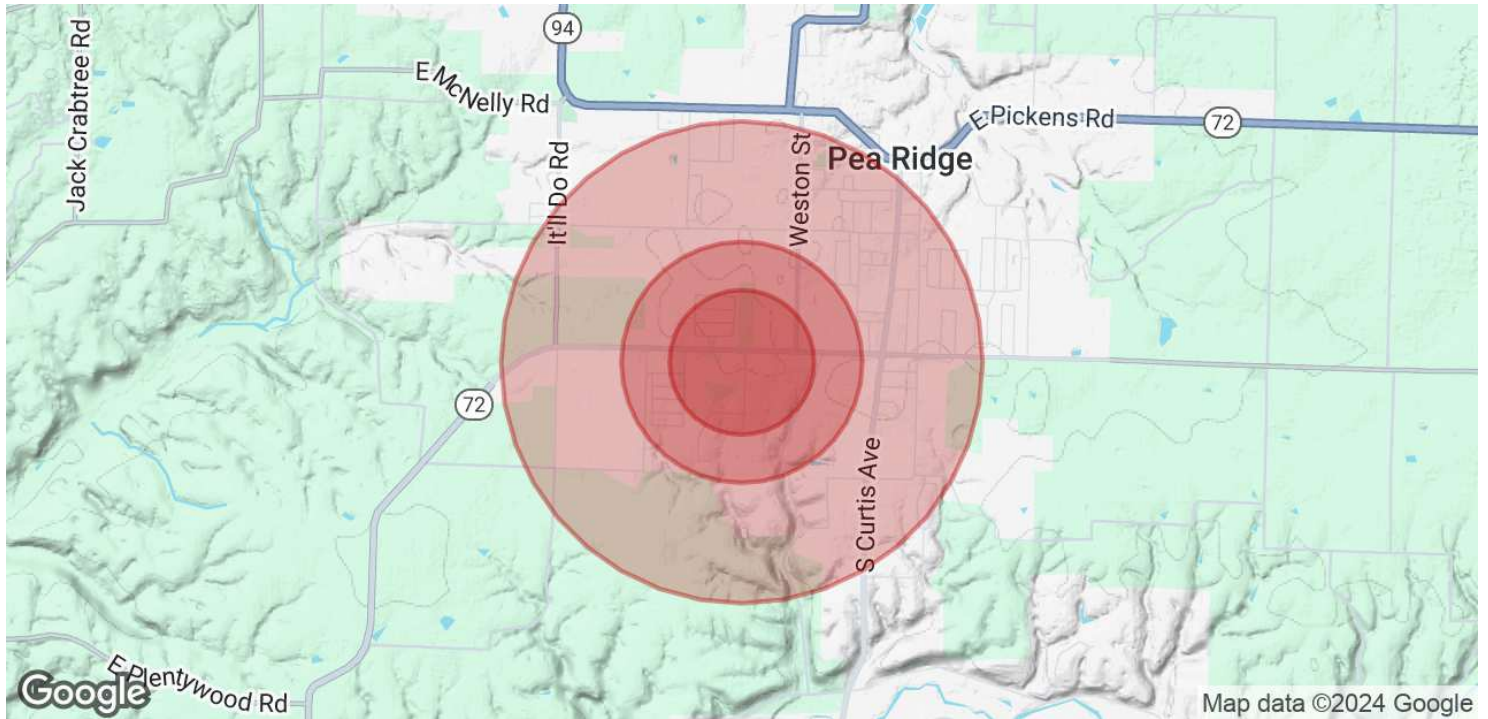
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	281	1,199	4,227
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME			
Total Households	103	438	1,532
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$121,994	\$118,141	\$106,978
Average House Value	\$333,949	\$322,516	\$312,615

Demographics data derived from AlphaMap

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