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# FOR LEASE OR BUILD-TO-SUIT

**620 N Bloomington Street, Lowell, AR**



**CONTACT US TODAY**  
479.271.6118 | [mosestucker.com](https://mosestucker.com)

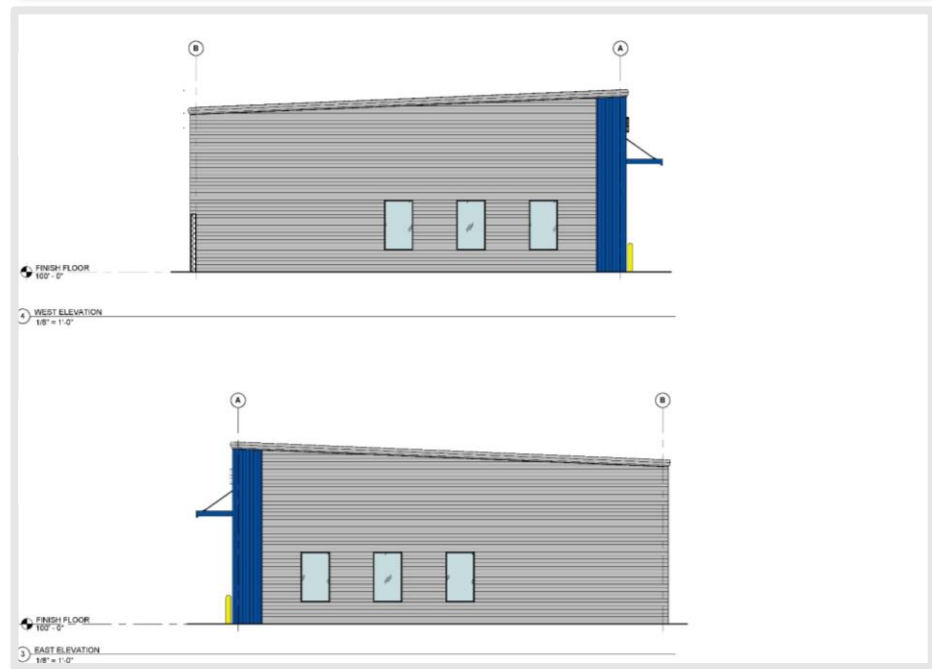


## OFFERING SUMMARY

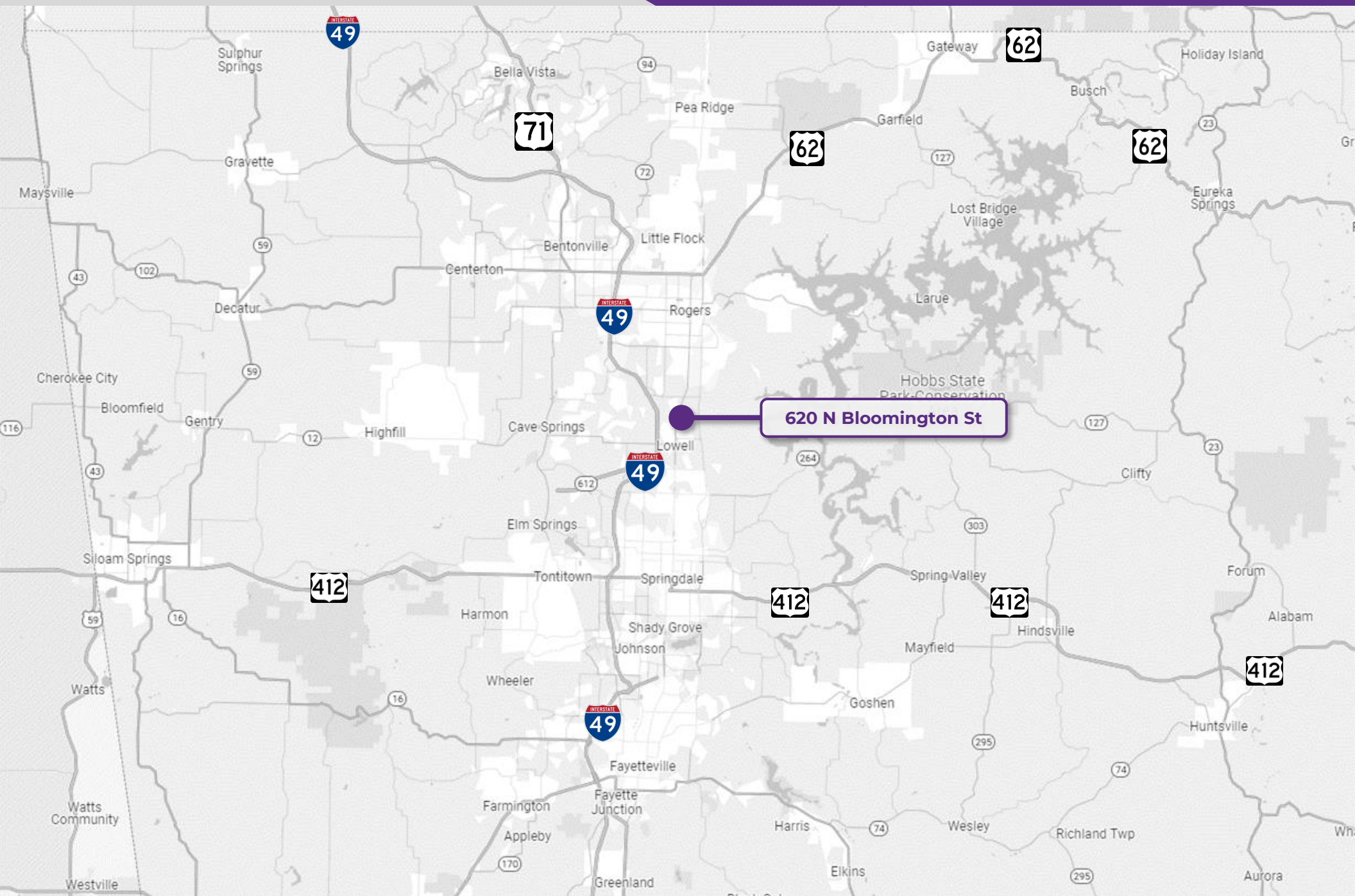
<b>Offering</b>	For Lease or Build-to-Suit
<b>Address</b>	620 N Bloomington St, Lowell, AR 72745
<b>Property Type</b>	Flex Warehouse Space
<b>Lease Rate</b>	\$19.95/SF
<b>Lease Type</b>	NNN
<b>Unit Size</b>	± 4,800 SF – 9,600 SF
<b>Number of Units Available</b>	10

## PROPERTY HIGHLIGHTS

- Each unit contains a fenced laydown yard with private access
- Laydown yard included in the Lease Rate
- Centrally located in NWA - the NWA region is in the top 10 of the "Best Performing Cities in 2024" from the Milken Institute
- Easy access to I-49 (107,000 VPD)

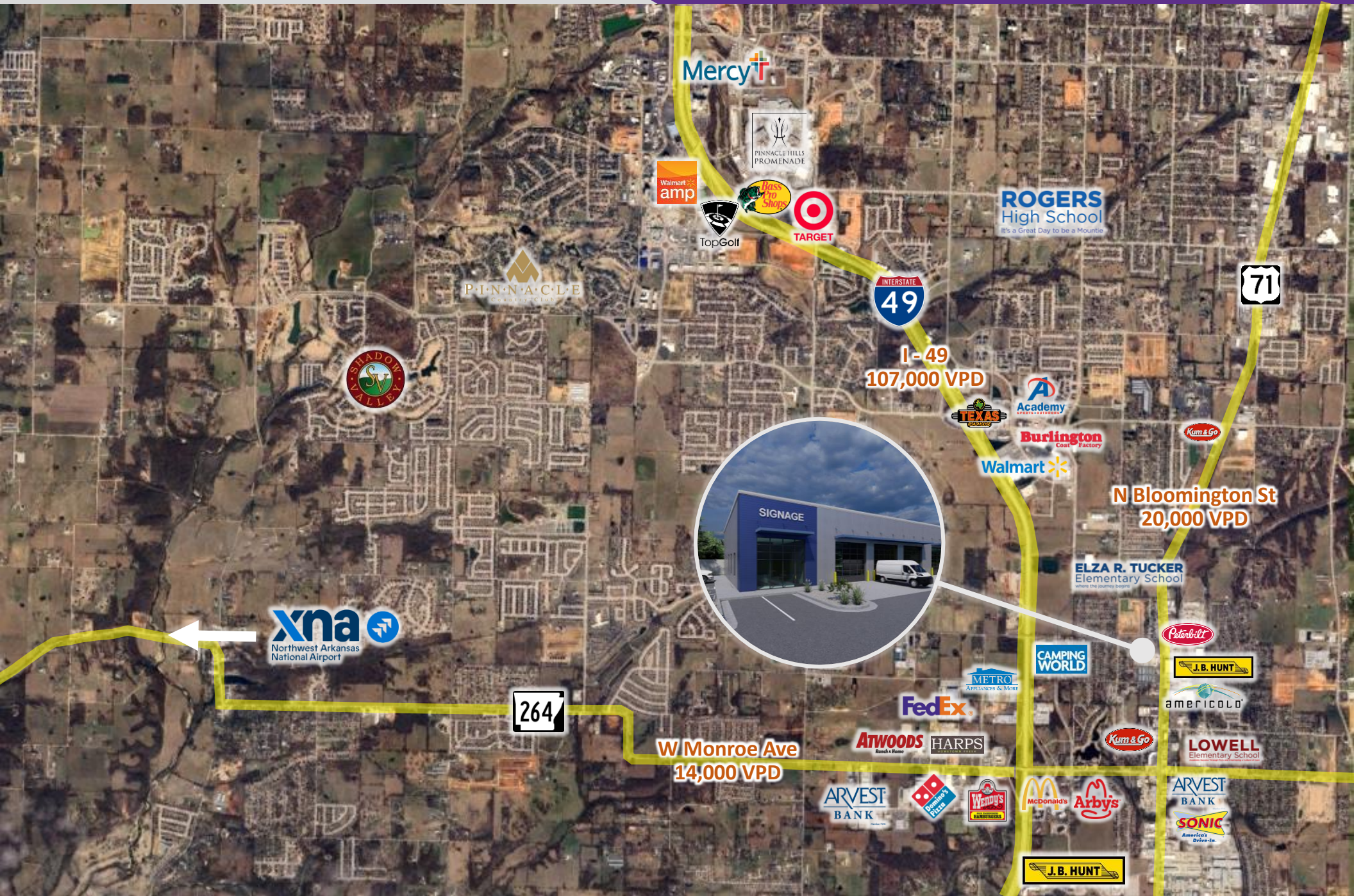




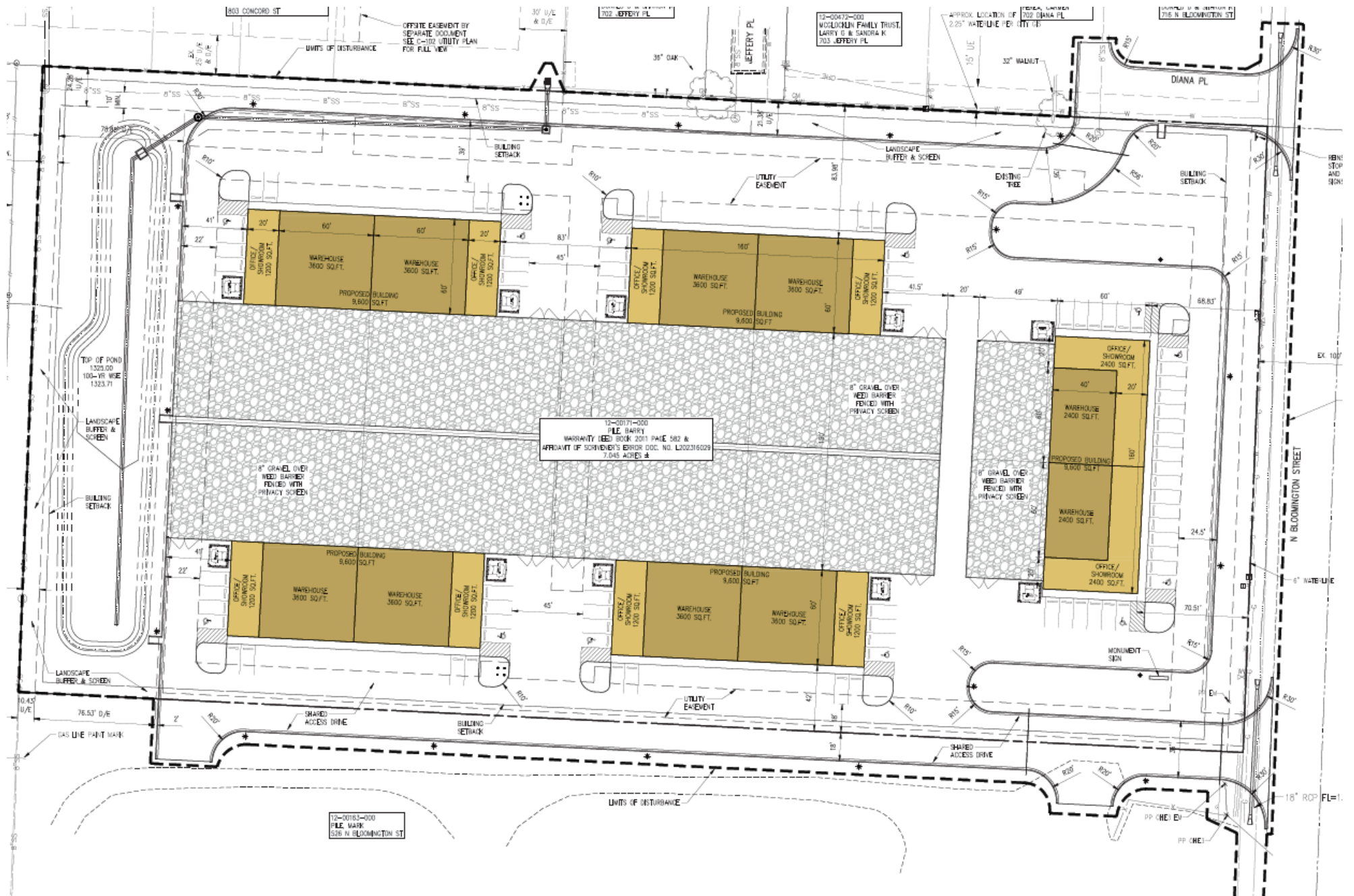


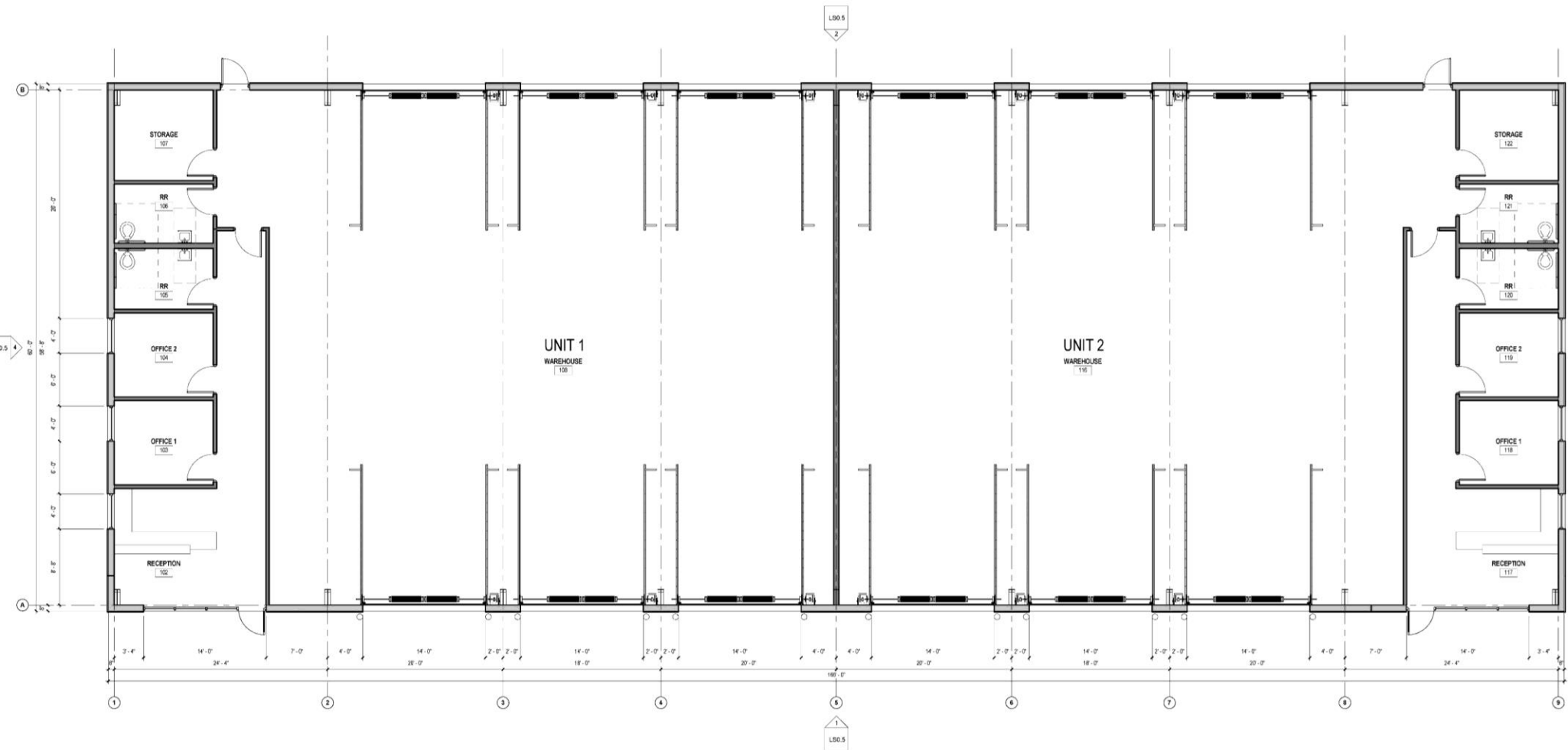
**620 N Bloomington St**



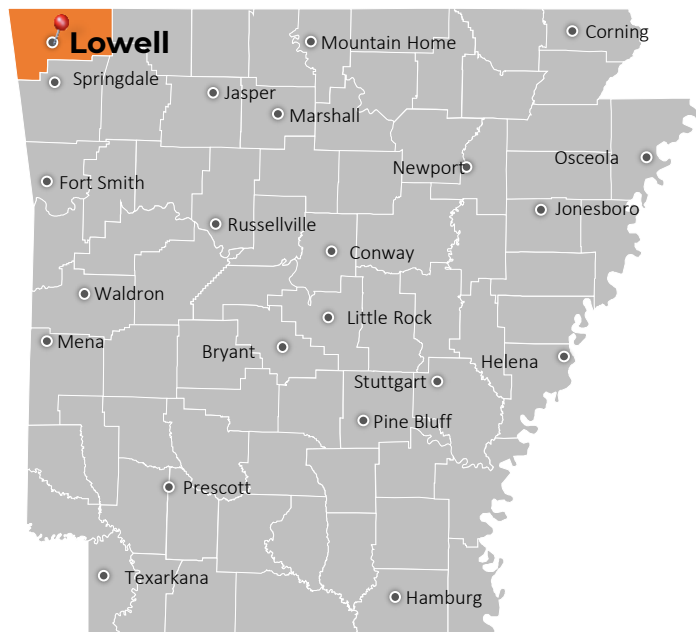








## LOWELL, AR



Lowell is a thriving city in Benton County, Arkansas, with a population 11,050. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country.

Simultaneous to the city's rapid population growth, Lowell's business climate has also been on a strong upward trajectory. Businesses such as FEDEX, Wachter, Arvest Bank Operations, and the Northwest Arkansas Board of Realtors Association recently transitioned its business hubs to Lowell. Plus, longtime community anchor J.B. Hunt Trucking Company has provided hundreds of jobs throughout the region since 1961.


Lowell is minutes from all major medical facilities in Northwest Arkansas, and the public school systems for elementary and secondary education are ideal for families. Higher education opportunities are also plentiful, with major college institutions such as the University of Arkansas, Northwest Arkansas Community College, and other satellite schools and universities located nearby.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	32,598	101,956	289,129
<b>Households</b>	11,124	34,256	102,357
<b>Average Age</b>	35.0	35.6	35.8
<b>Average Household Income</b>	\$113,964	\$112,383	\$109,665
<b>Businesses</b>	894	2,614	8,646

*\*Demographic details based on property location*

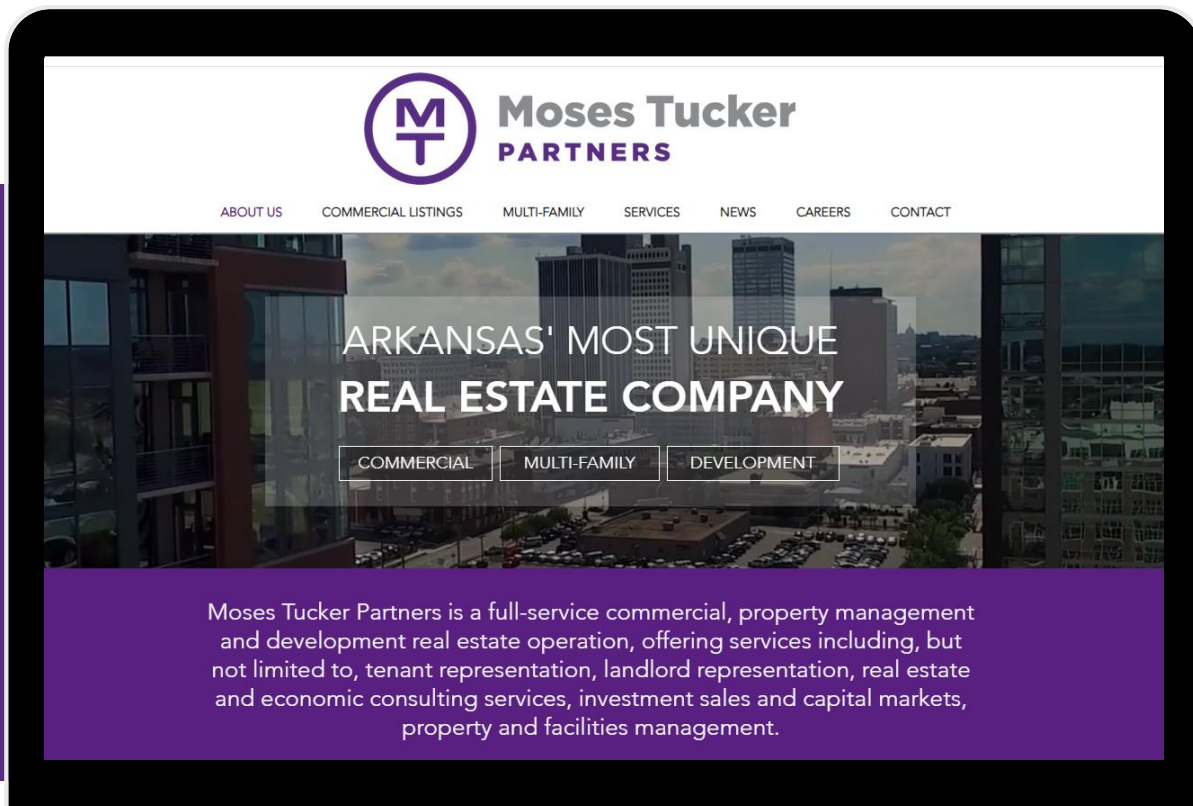
# CONNECT

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