



Property Summary

Available SF:	2,400 - 5,800 SF
Building SF:	67,000
Lease Rate:	\$5.50/SF

Property Overview

Single-story 67,000-square-foot shopping center with high visibility and premier location on US Highway 71. 710 East Street is located on a sprawling 7.24-acre plat and boasts visibility to over 15,000 vehicles traveling along US Highway 71. Value-add retail investment opportunity anchored by a long-standing community grocer. Over 1,000 businesses employing over 11,000 residents are within two miles of the property. The property offers additional land fronting the highway with excellent value-add opportunities for 2-3 pad sites. Recent capital improvements include a new roof with a warranty, and a re-striped parking lot. The property is near many national retailers and service providers, including Family Dollar, Metro by T-Mobile, and Pizza Hut.

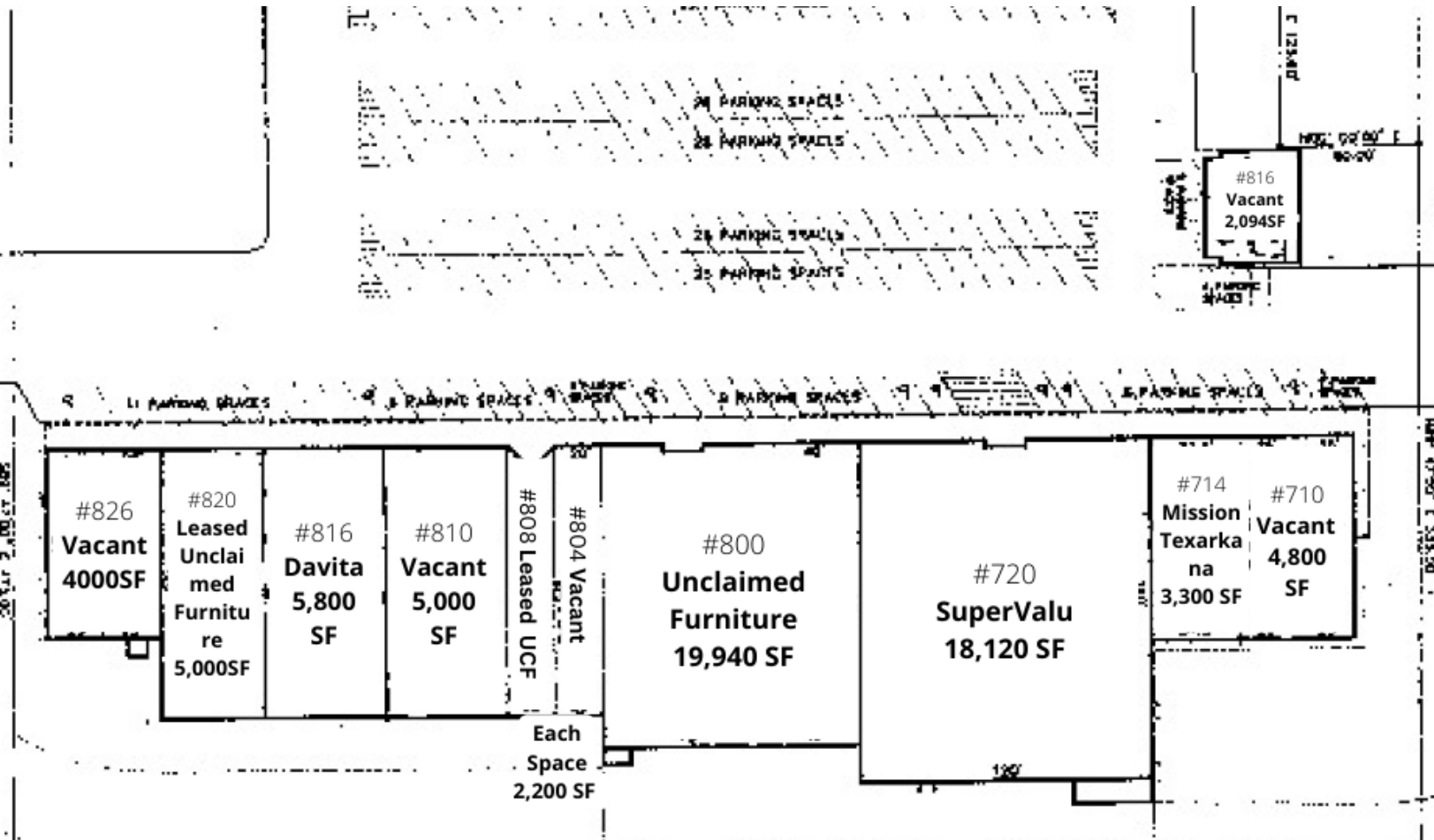
Location Overview

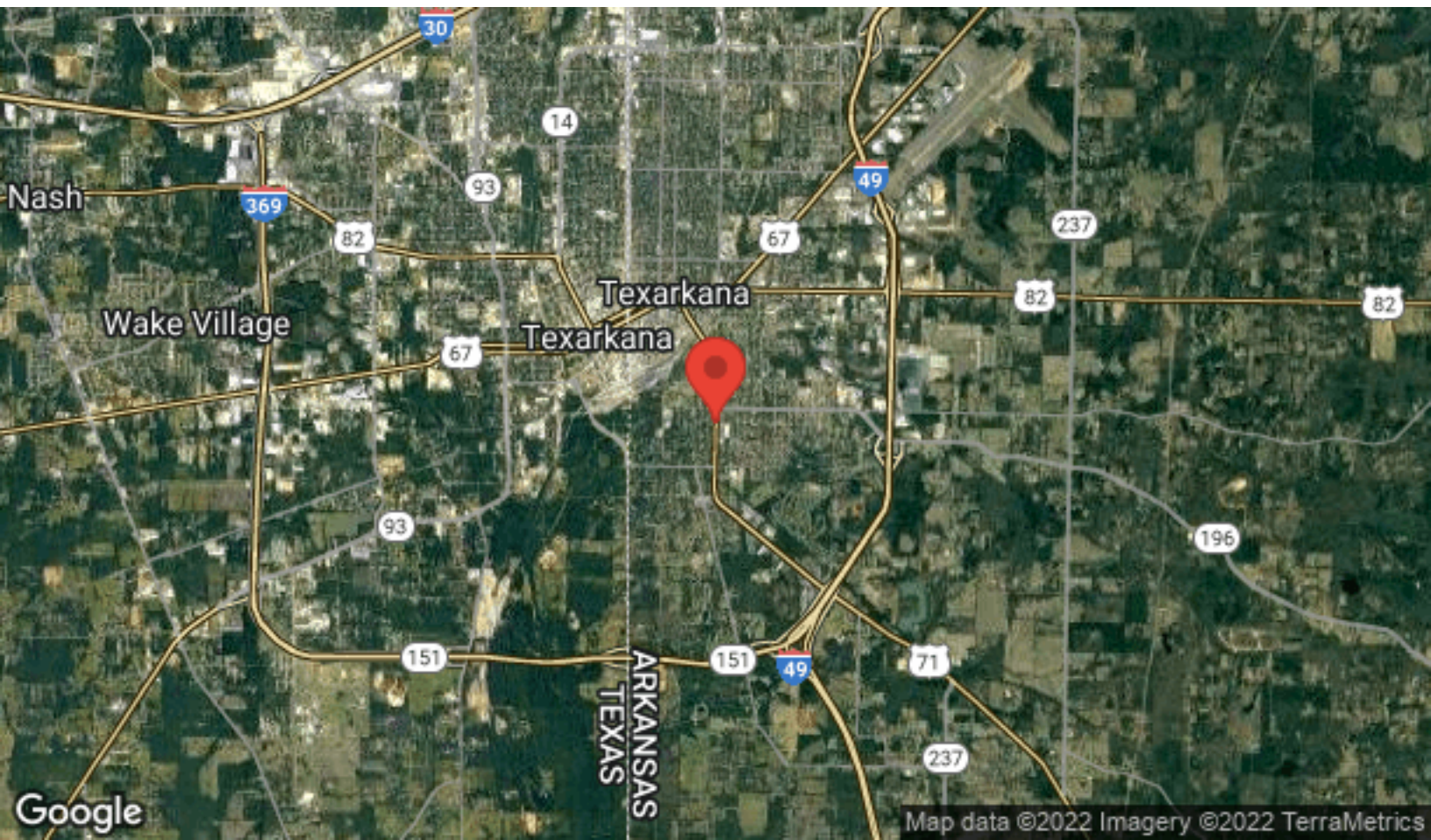
Located in Texarkana, Arkansas in the College Hill area.



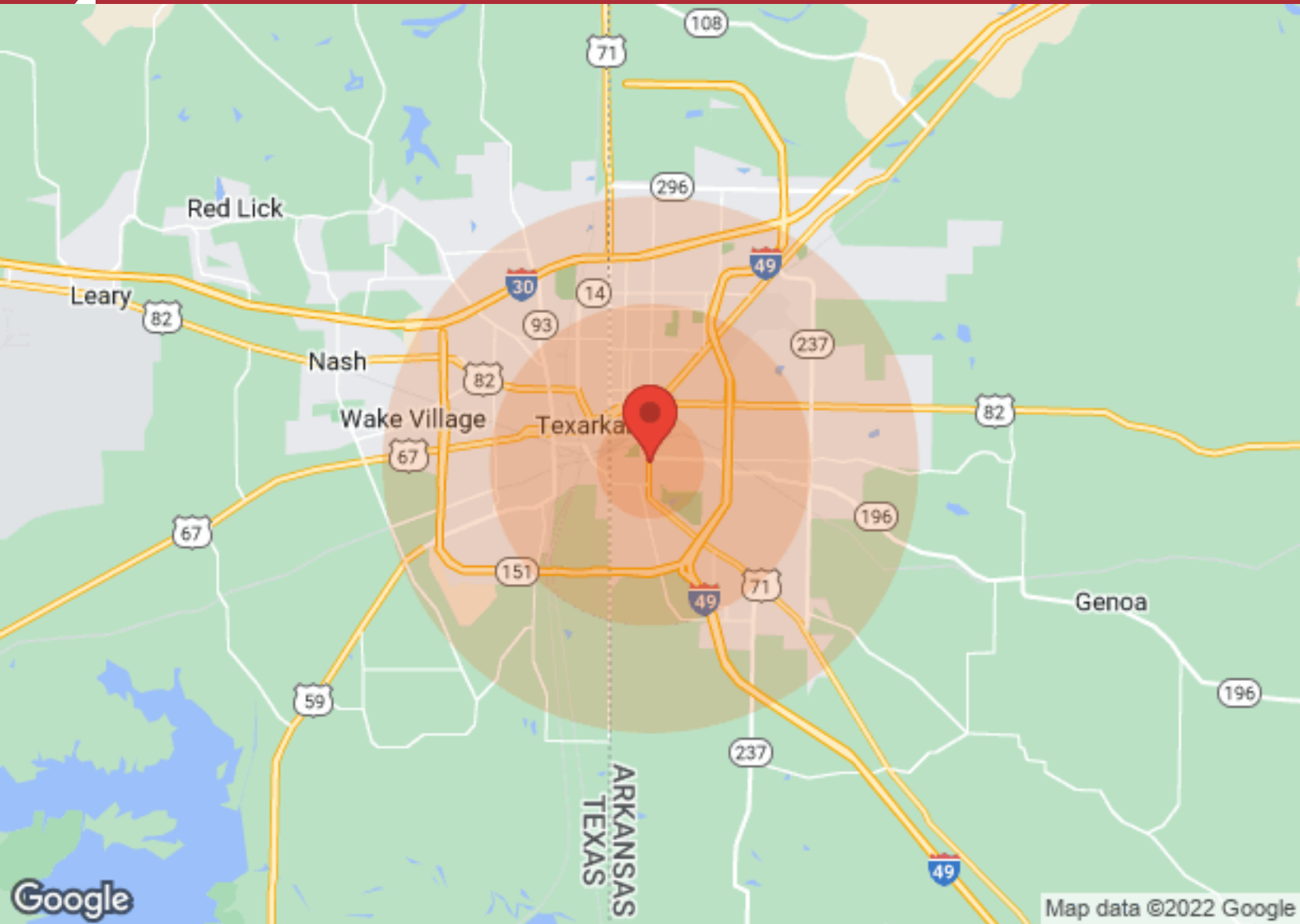


- A. Vacant (4,800 SF)
- B. Mission Texarkana Thrift Store (3,300 SF)
- C. SuperValu (18,120 SF)
- D. Unclaimed Furniture (19,940 SF)
- E. Vacant (2,200 SF)
- F. Leased Unclaimed Furniture (2,200 SF)
- G. Vacant (5,000 SF)
- H. Davita (5,800 SF)
- I. Leased by Unclaimed Furniture (5,000 SF)
- J. Vacant (4,000 SF)
- K. Vacant (2,094 SF)
- L. Red River Federal Credit Union ATM (Outparcel)









Population	1 Mile	3 Miles	5 Miles
Male	3,133	14,328	29,525
Female	2,715	15,603	30,424
Total Population	5,848	29,931	59,949

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,274	6,832	12,678
Ages 15-24	814	4,304	8,219
Ages 55-64	577	2,987	6,571
Ages 65+	752	4,092	9,044

Race	1 Mile	3 Miles	5 Miles
White	2,558	13,700	33,210
Black	3,143	14,845	23,786
Am In/AK Nat	1	32	82
Hawaiian	N/A	N/A	N/A
Hispanic	178	1,669	3,366
Multi-Racial	282	2,614	5,342

Income	1 Mile	3 Miles	5 Miles
Median	\$19,277	\$27,985	\$36,388
< \$15,000	672	3,353	5,178
\$15,000-\$24,999	430	2,062	3,564
\$25,000-\$34,999	166	1,379	2,781
\$35,000-\$49,999	341	1,663	3,890
\$50,000-\$74,999	148	1,846	4,140
\$75,000-\$99,999	56	638	1,733
\$10,000-\$149,999	32	386	1,379
\$150,000-\$199,999	8	141	398
> \$200,000	20	59	249

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,241	13,323	24,756
Occupied	1,910	11,425	21,979
Owner Occupied	896	5,442	11,276
Renter Occupied	1,014	5,983	10,703
Vacant	331	1,898	2,777