

1001 THRU 1006
W MONROE AVE
LOWELL, ARKANSAS 72745



4 BUILDINGS - 6 UNITS PER BUILDING

FOR LEASE



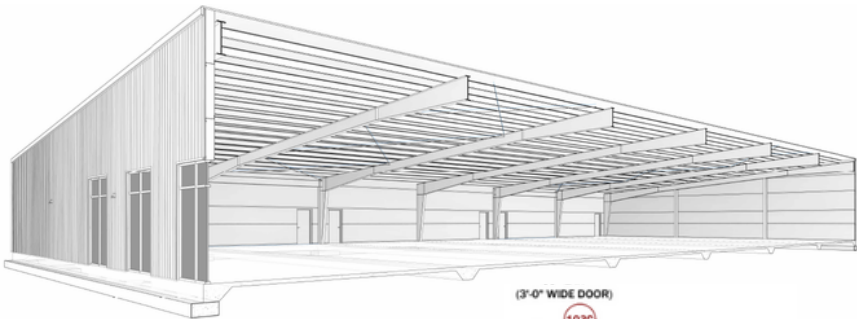
TOTAL SQUARE FOOTAGE
+/- 1,983 SQFT TO 11,900 SQFT

6 units - Each approximately 1,980 square feet for lease right off of 264 in Lowell and less than a few minutes from I-49. Units can be made contiguous. All spaces are ready for tenant build out

PROPERTY FEATURES

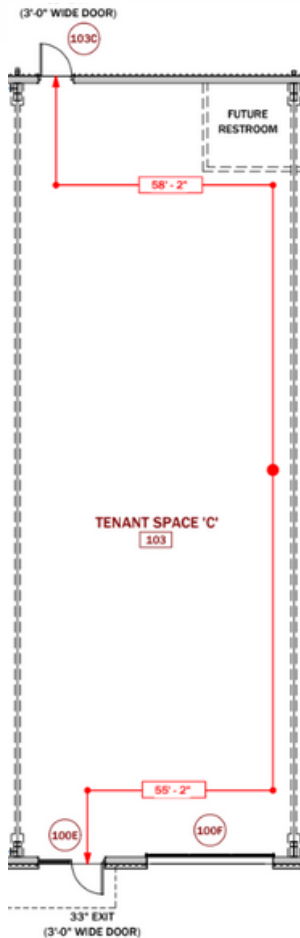
- ✓ EASY ACCESS TO I-49
- ✓ CENTRALLY LOCATED TO REACH ALL OF NWA
- ✓ +/- 1980 SQUARE FEET PER UNIT
- ✓ PLENTY OF PARKING
- ✓ ASKING RATE: \$16.00 PSF / BUILDOUT TO SUIT ADD TO SF PRICE / \$40K IN TI CREDIT



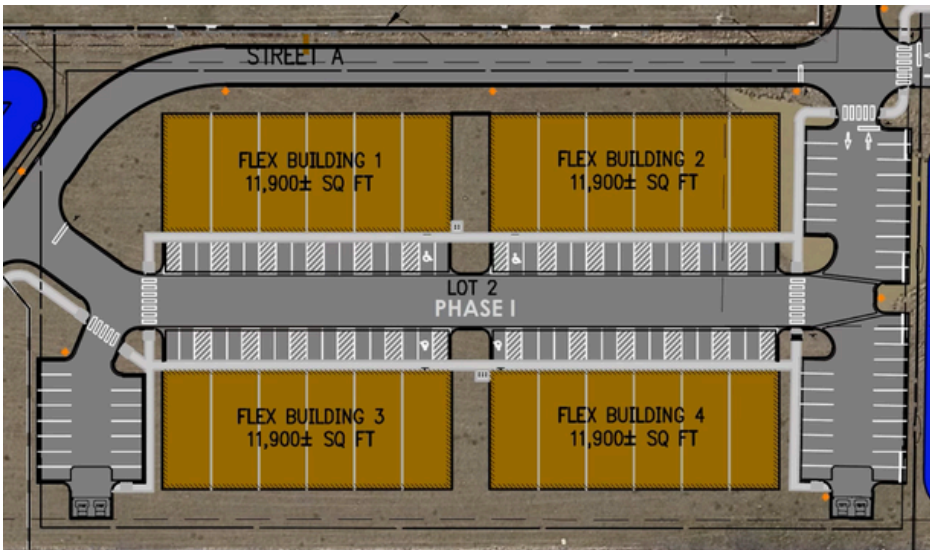


SPACE HIGHLIGHTS

- ✓ +/- 1,983 SQFT TO 11,900 SQFT
- ✓ REAR AND FRONT ENTRY
- ✓ OVERHEAD DOOR



Excellent Parking Accomodation



PRIME LOCATION



DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	7,766	69,581	207,734
2022 Population	12,305	96,213	283,328
2027 Population Projection	14,669	111,674	326,917
Annual Growth 2010-2022	4.9%	3.2%	3.0%
Annual Growth 2022-2027	3.8%	3.2%	3.1%
Median Age	35.5	34.2	34.2
Bachelor's Degree or Higher	42%	32%	32%

CONTACT US:

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