



COMMERCIAL & INVESTMENT DIVISION

For Lease

Office / Retail Strip Center



South Fork Plaza | 2800 S. 2nd St | Cabot, AR 72023

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr <i>Modified Gross</i>
2790 B & C	1,688 SF +/- (salon)
2790 D	844 SF +/-
2792 A & C	5,400 SF +/-
2792 D	1,800 SF +/-
2792 E	1,800 SF +/-
Zoning:	C-2
Year Built:	2006

PROPERTY HIGHLIGHTS

- Marquee Signage
- Easily accessible location with 207 parking spaces
- Tenant Improvement negotiable
- Great traffic, approx. 11,000 VPD at site
- 1,688 sq. ft. Salon featuring 3 sinks, 1 bathroom, storage room, waiting/reception, stack washer and dryer connection (220 connection) and kitchen
- Suites 2792D, 2792E - Require buildout

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-43-106

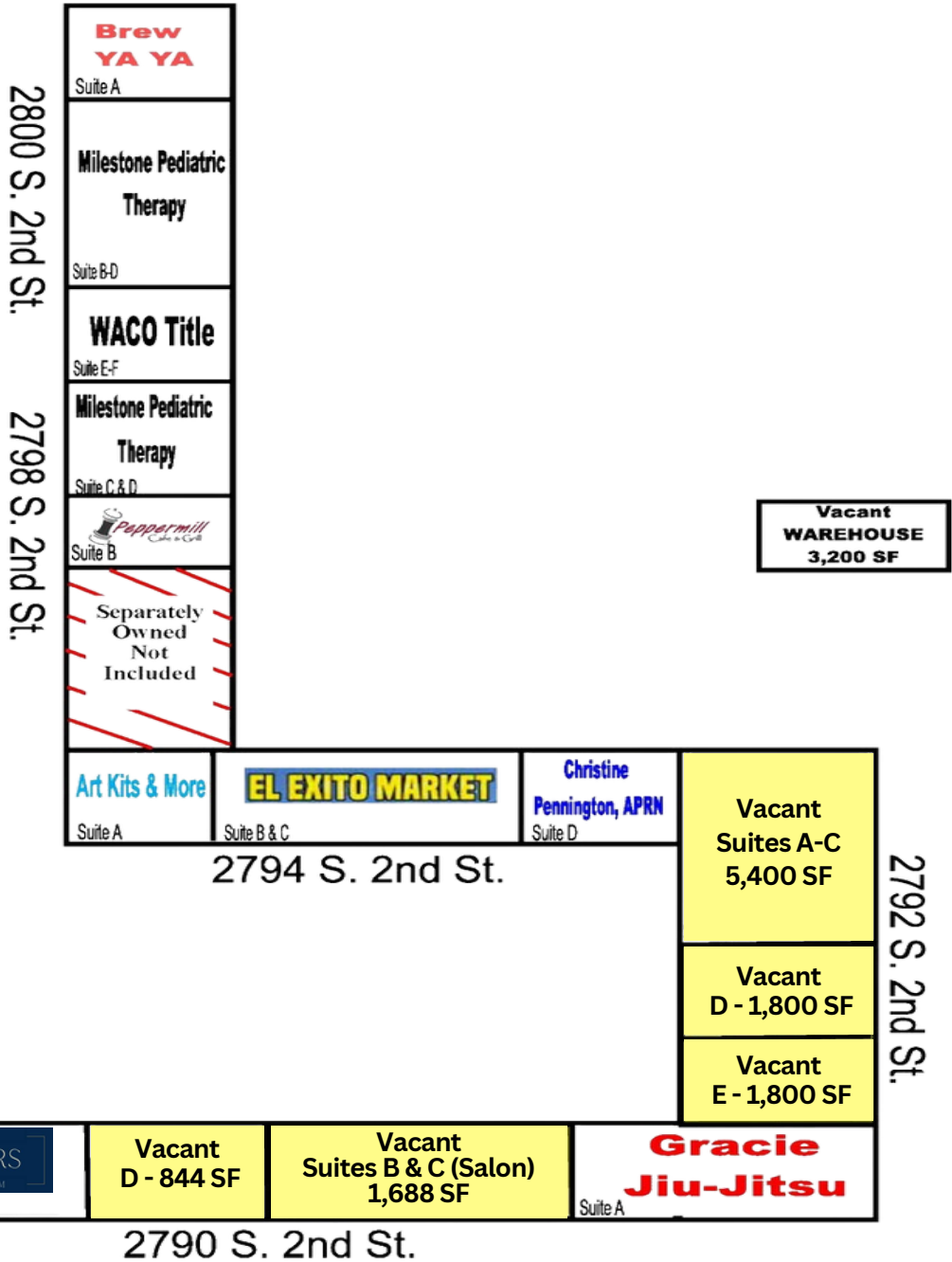
ANDY NEWBERG
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1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
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EXHIBIT "A" SOUTH FORK SHOPPING CENTER

S. 2nd Street



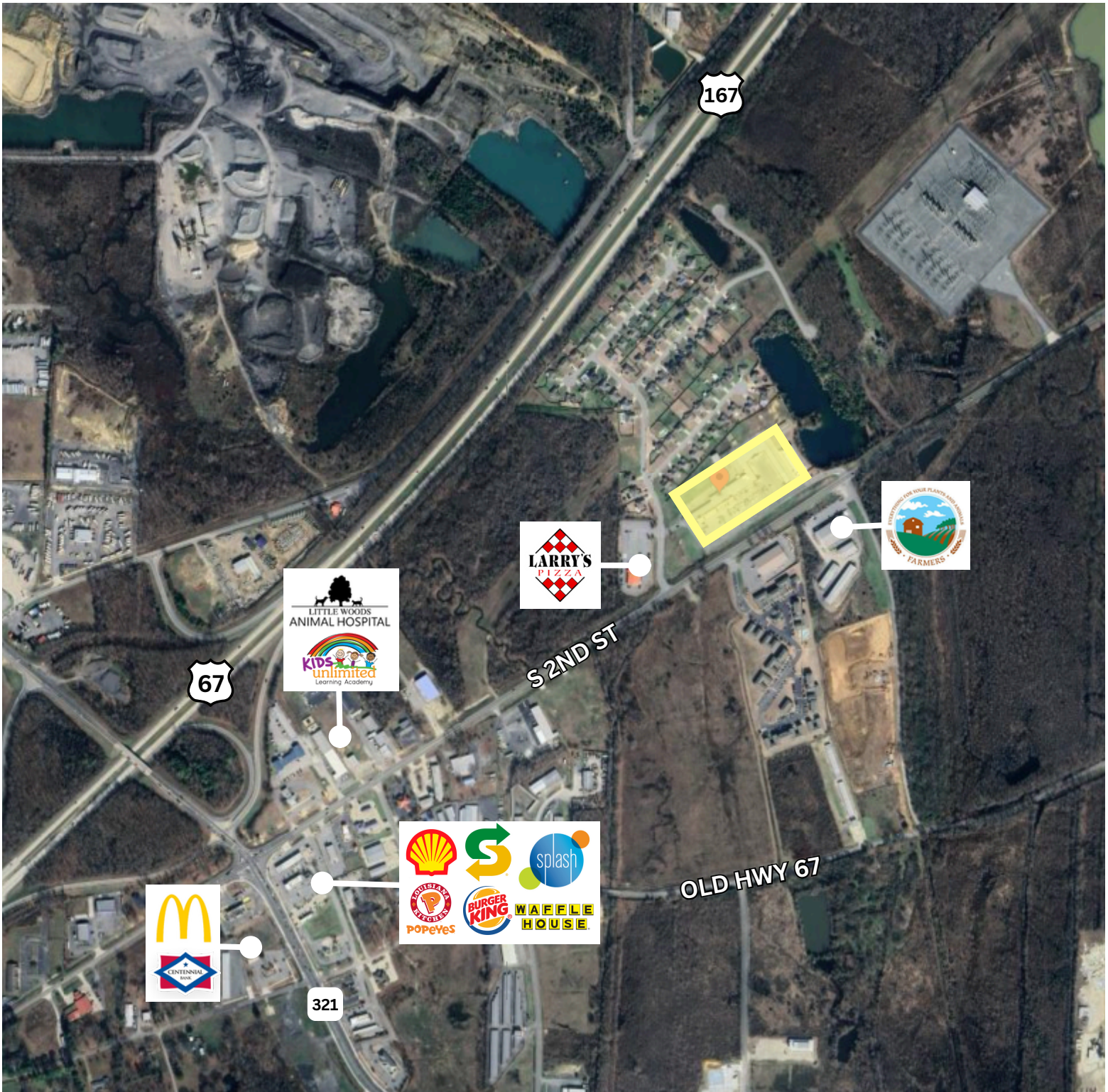
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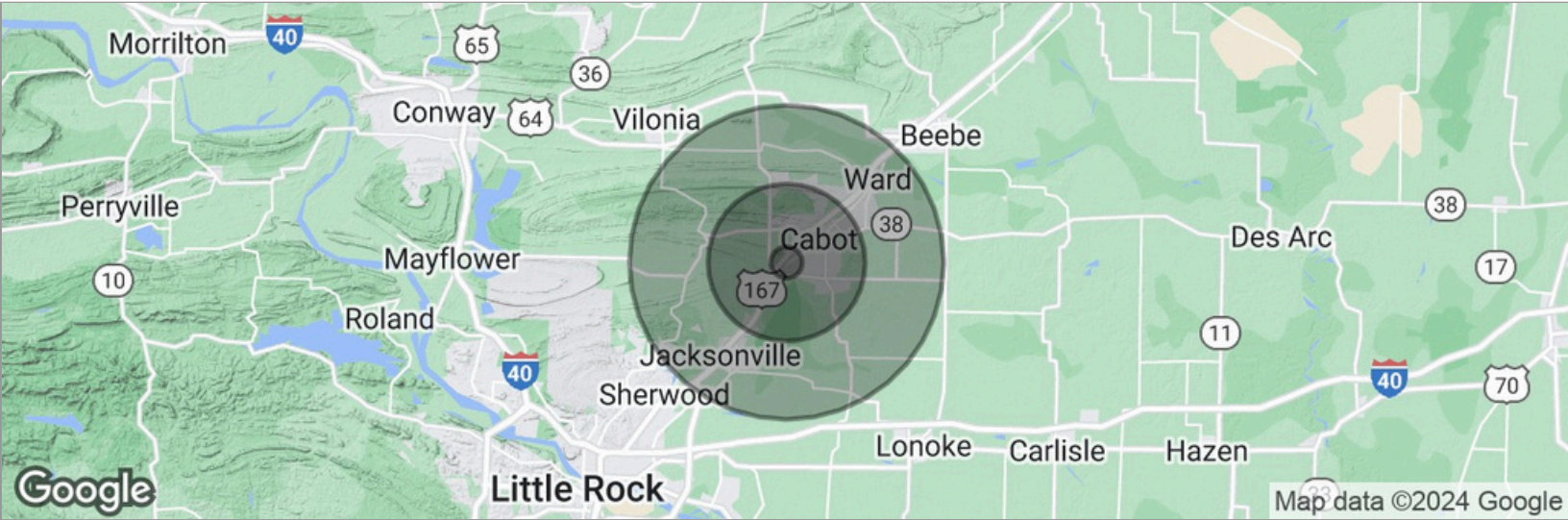
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Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,630	33,237	92,541
Median age	29.6	33.9	34.3
Median age (Male)	28.8	33.1	33.4
Median age (Female)	31.2	34.5	34.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	608	12,240	34,816
# of persons per HH	2.7	2.7	2.7
Average HH income	\$50,005	\$63,928	\$58,155
Average house value	\$110,791	\$145,728	\$137,803

* Demographic data derived from 2020 ACS - US Census