



**Property Summary**

|              |              |
|--------------|--------------|
| Building SF: | 67,326       |
| Lease Rate:  | \$5.50/SF/YR |
| Space SF:    | 18,120       |

**Property Overview**

Fantastic opportunity to lease approximately 18,000 square feet of prime retail space in Texarkana, Arkansas, situated within the busy College Hill Shopping Center. Previously occupied by SuperValu, this versatile space comes fully equipped and ready for a new grocer or retail concept. Boasting high visibility, the center is surrounded by a thriving community, with over 1,000 businesses employing over 11,000 residents within a two-mile radius. Join established neighbors such as Unclaimed Furniture, Mission Texarkana Thrift Store, and DaVita, while enjoying the proximity to national retailers and service providers like Family Dollar, Metro by T-Mobile, and Pizza Hut. Don't miss out on this exceptional leasing opportunity in a great location!

**Location Overview**

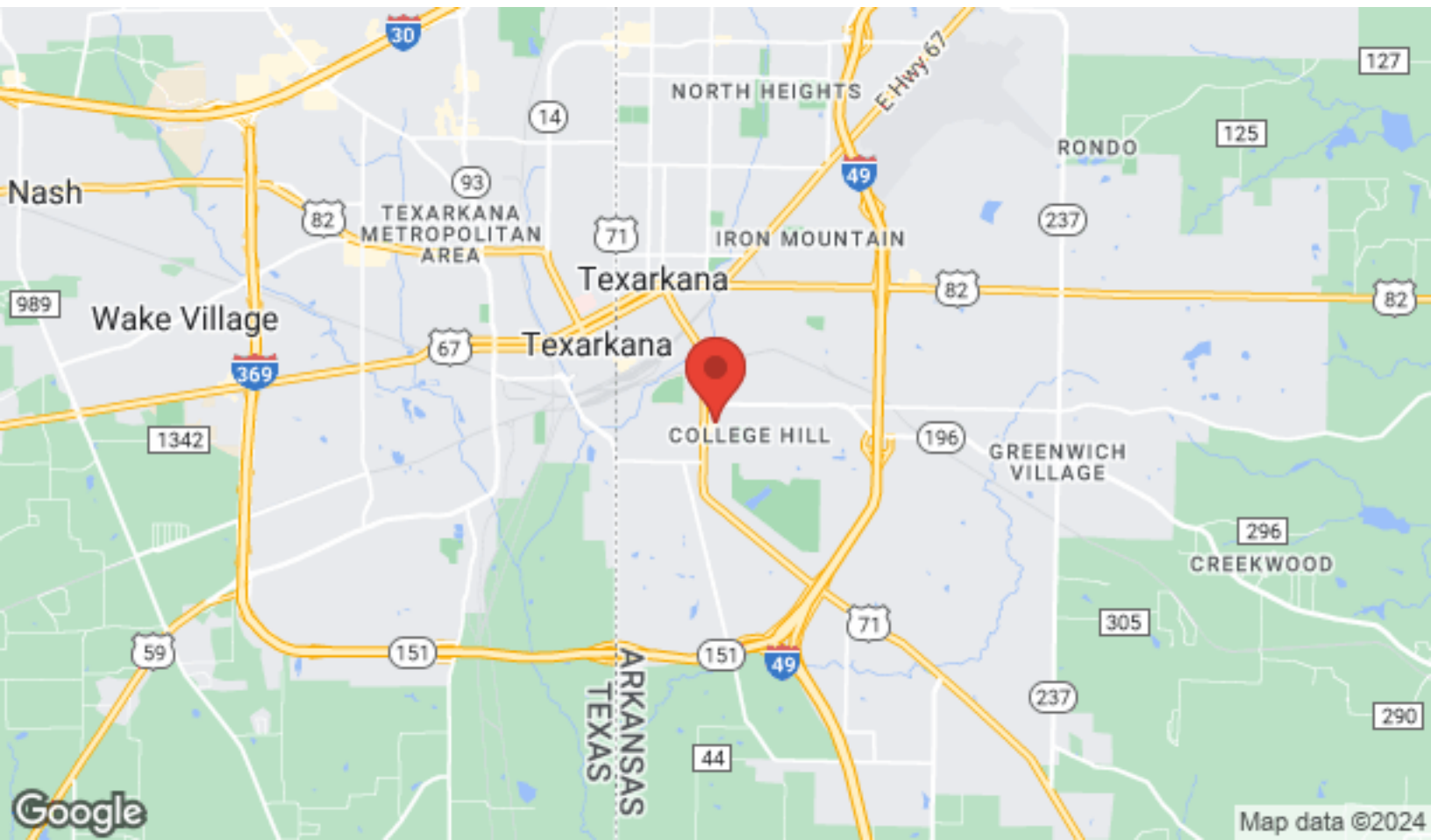
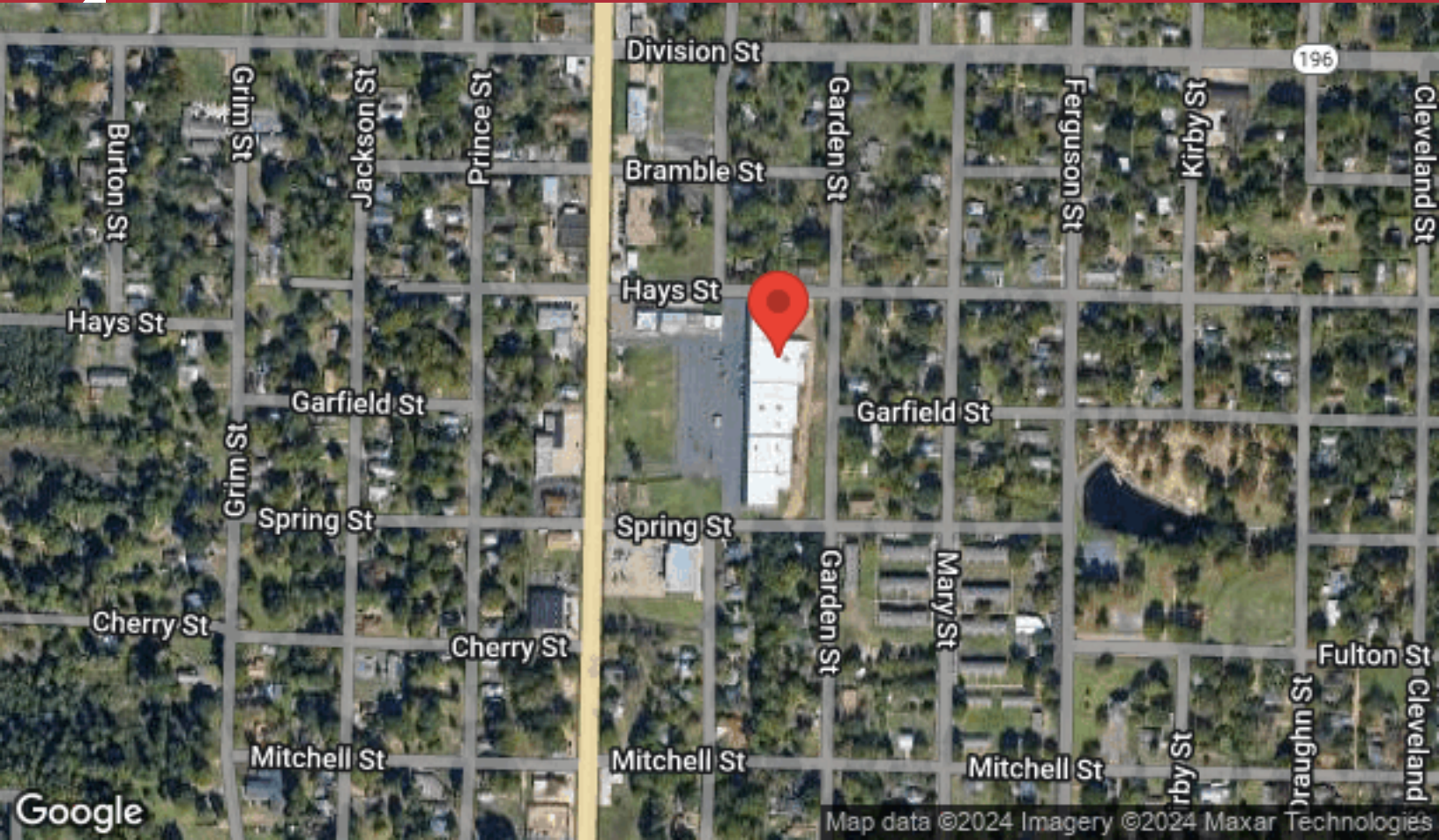
Located on East Street (Highway 71) right next to Family Dollar.













Hopkins Icehouse

Zapata's

TLC Burgers & Fries

Verona Restaurant

1923 Banana Club

Dollar General

Pizza Hut

Save A Lot

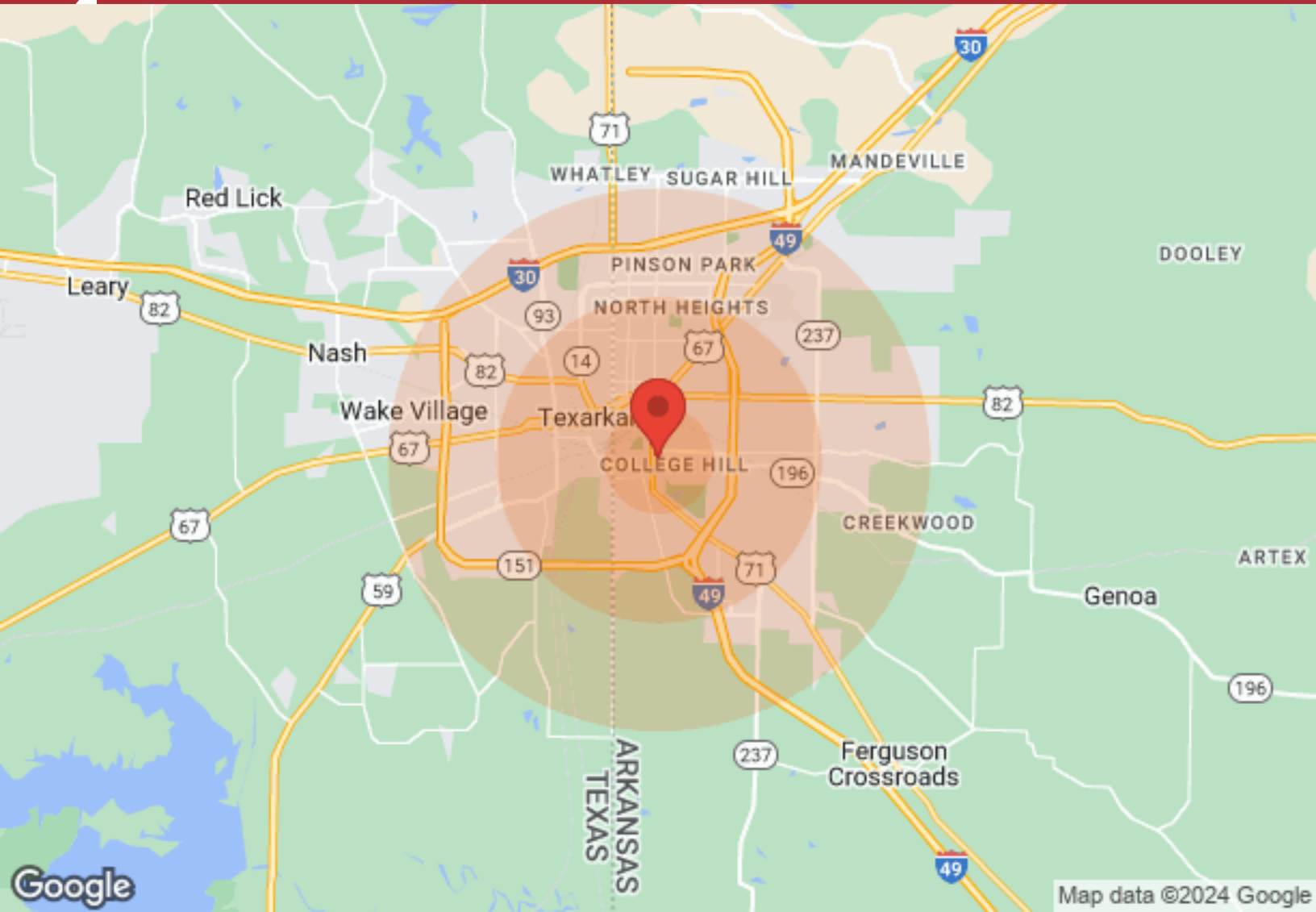
SAN LUIS MEXICAN RESTAURANT

DaVita Miller County Dialysis

Family Dollar

E-Z Mart

Davis Lumber & Hardware



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 3,133  | 13,328  | 29,525  |
| Female           | 2,715  | 14,356  | 30,424  |
| Total Population | 5,848  | 27,684  | 59,949  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 1,274  | 6,374   | 12,678  |
| Ages 15-24 | 814    | 3,996   | 8,219   |
| Ages 25-54 | 2,431  | 10,836  | 23,437  |
| Ages 55-64 | 577    | 2,735   | 6,571   |
| Ages 65+   | 752    | 3,743   | 9,044   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 2,558  | 13,202  | 33,210  |
| Black        | 3,143  | 13,355  | 23,786  |
| Am In/AK Nat | 1      | 28      | 82      |
| Hawaiian     | N/A    | N/A     | N/A     |
| Hispanic     | 178    | 1,306   | 3,366   |
| Multi-Racial | 282    | 2,106   | 5,342   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$19,277 | \$27,985 | \$36,388 |
| < \$15,000          | 672      | 3,010    | 5,178    |
| \$15,000-\$24,999   | 430      | 1,885    | 3,564    |
| \$25,000-\$34,999   | 166      | 1,311    | 2,781    |
| \$35,000-\$49,999   | 341      | 1,462    | 3,890    |
| \$50,000-\$74,999   | 148      | 1,734    | 4,140    |
| \$75,000-\$99,999   | 56       | 524      | 1,733    |
| \$100,000-\$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  | 12,203  | 24,756  |
| Occupied        | 1,910  | 10,489  | 21,979  |
| Owner Occupied  | 896    | 5,191   | 11,276  |
| Renter Occupied | 1,014  | 5,298   | 10,703  |
| Vacant          | 331    | 1,714   | 2,777   |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.