



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

RETAIL BUILDING FOR LEASE

14515 Hwy 365 S, Wrightsville, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

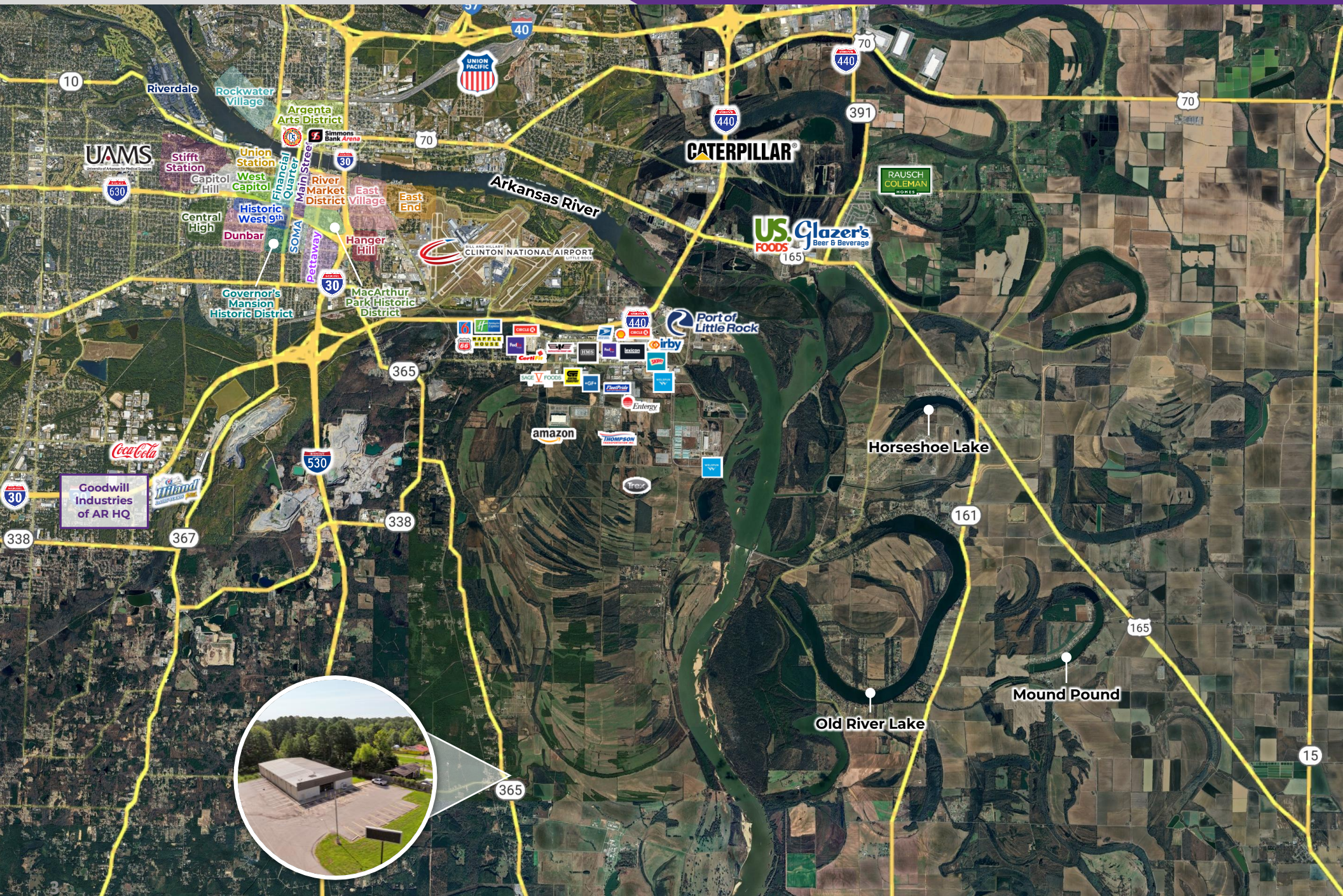
OVERVIEW

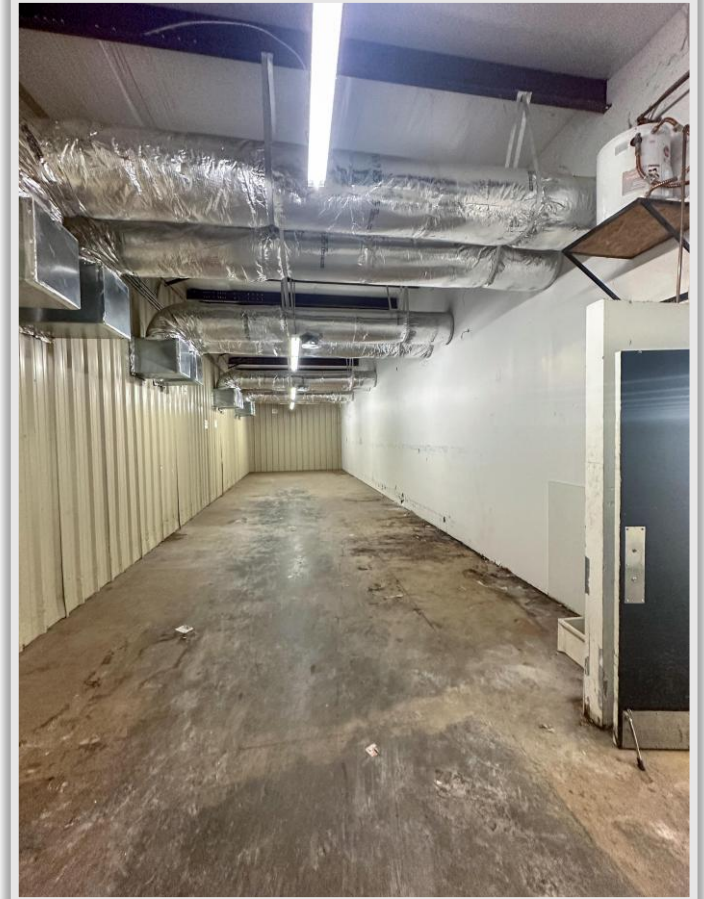
Offering	For Lease
Lease Rate/Type	\$8.00/SF/YR NNN
Address	14515 Hwy 365 S
City/State	Wrightsville, AR 72183
Property Type	Retail (Former Dollar General)
Building Size	±9,000 SF
Lot Size	±1.04 Acres
Year Built	2010

PROPERTY HIGHLIGHTS

- Positioned along Hwy 365 S in Wrightsville, this property offers outstanding visibility and convenient access for both local traffic and regional travelers
- The ±9,000 SF building, constructed in 2010, provides a clean, contemporary layout with durable construction, making it suitable for a wide variety of retail or service-oriented tenants
- Situated on ±1.04 acres, the site includes generous on-site parking and excellent ingress/egress, ensuring ease of access for customers and deliveries
- Wrightsville offers excellent connectivity, positioned just minutes from Downtown Little Rock and in close proximity to the Port of Little Rock. This strategic location provides businesses with easy access to the state's capital, major highways, and a vital hub for shipping and logistics







Wrightsville, AR



Wrightsville is a small but emerging city in southeastern Pulaski County, Arkansas, roughly fifteen minutes south of downtown Little Rock. Nestled along Highway 365 and readily accessible via Interstate 530, the city benefits from strong regional connectivity and is within driving range of both the Port of Little Rock and the Clinton National Airport. Covering just over two square miles, Wrightsville boasts a close-knit, residential community anchored by vital regional infrastructure.

The city's largest employer is the Arkansas Department of Corrections' Wrightsville Unit, established in 1981. Wrightsville is situated within a regional development framework that encompasses the Central Arkansas Comprehensive Economic Development Strategy (CEDS), a multi-county initiative designed to enhance job opportunities and infrastructure across Pulaski and neighboring counties. Locally, the city's leadership under Mayor Derrick Rainey has articulated a "New Plan, New Vision, New Direction," prioritizing growth in education, economic development, and civic engagement.

Wrightsville stands to benefit from the South Loop feasibility study, which explores improved connectivity between I-440, I-530, and the Little Rock Port area. Such enhancements could spur industrial development in Wrightsville and neighboring communities by opening access to transportation networks and bolstering regional economic opportunities.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	2,763	6,727	90,051
Households	924	2,506	35,317
Average Age	43.2	44.1	39.2
Average Household Income	\$69,063	\$66,906	\$65,924
Businesses	59	155	3,793

**Demographic details based on property location*

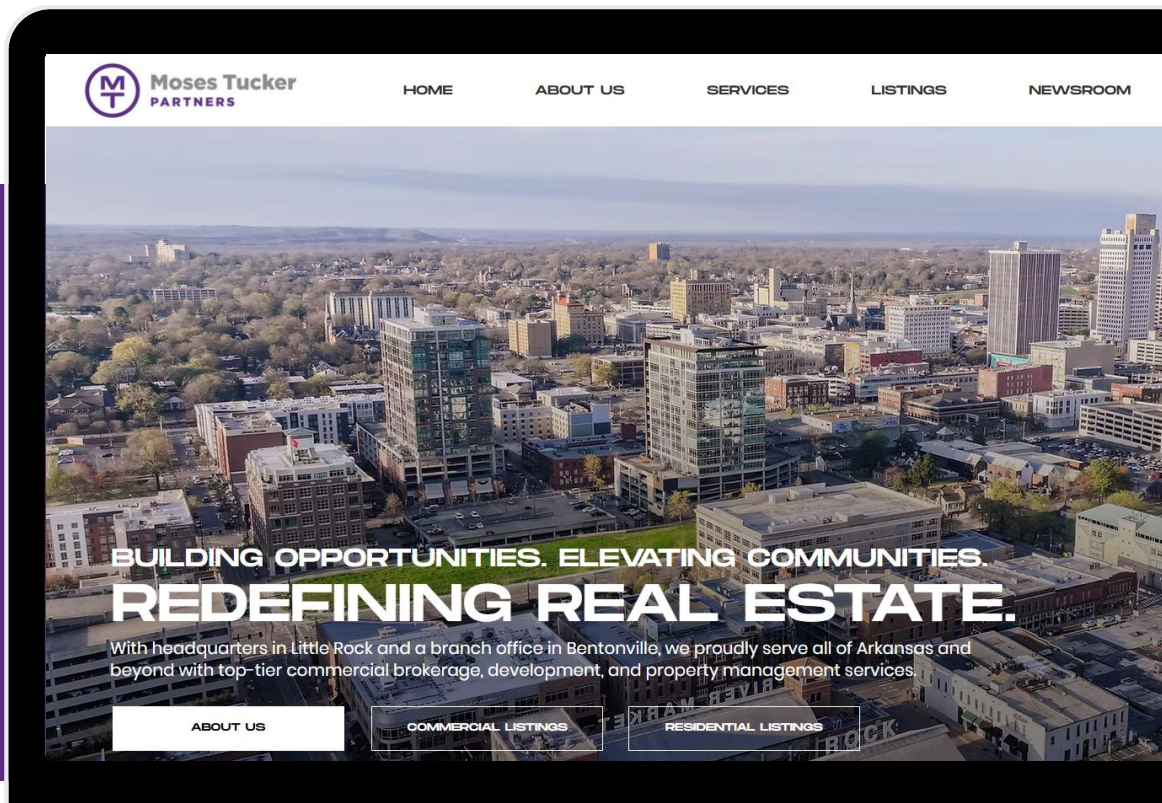
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Clint Bailey
Brokerage Associate
cbailey@mosestucker.com

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