



**LDC**  
PROPERTIES

management  
development  
sales/leasing



## 1409 Malcolm Ave. Suite B / D

Newport, AR 63901

### For Lease:

**1,200 - 1,500 SF**

**\$10.00/SF/YR**

### PROPERTY HIGHLIGHTS

- Great Visibility On Busy Malcolm Ave.
- Highest Traffic Counts in Town +14k
- Easy Parking w/ Dual Access
- Dimensions Approximately 20' x 60'
- NNN Well Managed at \$1.50/SF
- Marquee Signage Available
- Flexible Terms, BTS, TI Available
- Join Inline Tenants Cricket Wireless, Tobacco World & Domino's!

### CONTACT US

**(314) 580-4095**

#### STEVEN CARRICO

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\$10.00/SF/YR



### Demographics

	1 Mile	3 Mile	5 Mile
Population	2,586	7,591	7,591
Med HH Income	\$29,782	\$29,677	\$29,677



#### SPACE DETAILS

- Suite B - (20'x60') Suite D (25'x60')
- Easy Parking w/ Dual Access
- Marquee Signage Available
- NNN Well Managed at \$1.50/SF

#### Inline Tenants

- Tobacco World
- Cricket Wireless
- Domino's

#### LOCATION HIGHLIGHTS

- Great Visibility On Busy Malcolm Ave.
- Highest Traffic Counts in Town 14k+
- Flexible Terms, BTS, TI Available