

+/- 5,400 SF FLEX SPACE FOR LEASE

903 N BLOOMINGTON ST

Lowell, AR 72745



PROPERTY DESCRIPTION

+/- 5,400 SF of versatile flex/warehouse space available in Lowell, ideal for warehouse, distribution, light manufacturing, or flex use. Situated off N Bloomington/71B, which sees approx. 21,000 VPD, this space features two overhead doors (approx. 10' W x 12' H), three storefront style entry doors, and impressive clear heights with 21' ceilings in the rear and 23' ceilings in the front. The first floor offers an open shop/warehouse area, private office, and restroom. The second floor loft includes a kitchenette and additional restroom, providing functional space for staff or administrative use. 2 year minimum term. Tenant is responsible for electric, gas, and water in their own name. Excellent location, approx. 1 mile from W Pleasant Grove Rd and under 2 miles from I-49, offering quick access to anywhere in NWA!

PROPERTY HIGHLIGHTS

- ±5,400 SF flex/warehouse space
- Two overhead doors (approx. 10' W x 12' H)
- Three storefront-style entry doors
- Ideal for warehouse, distribution, light manufacturing, or flex use

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (MG)
Available SF:	5,414 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,793	12,174	32,463
Total Population	5,065	35,381	94,892
Average HH Income	\$105,783	\$113,047	\$115,856

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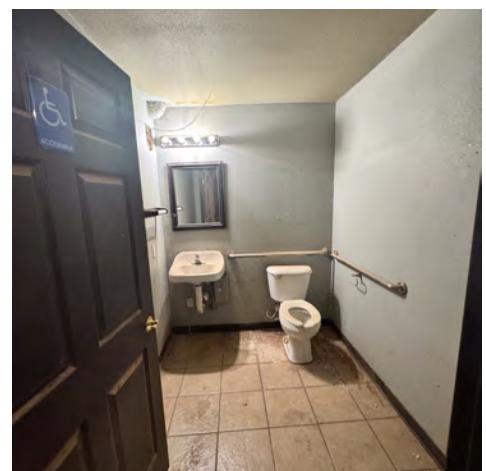
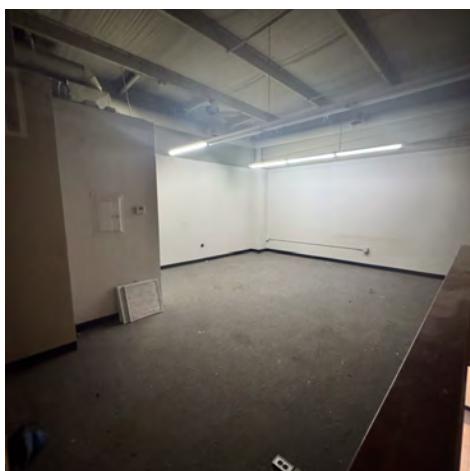
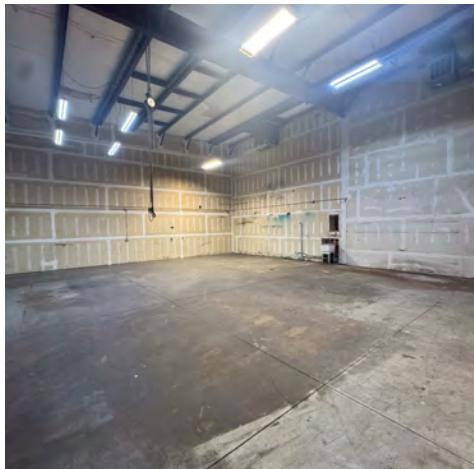
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B102, 103, 104 PHOTOS

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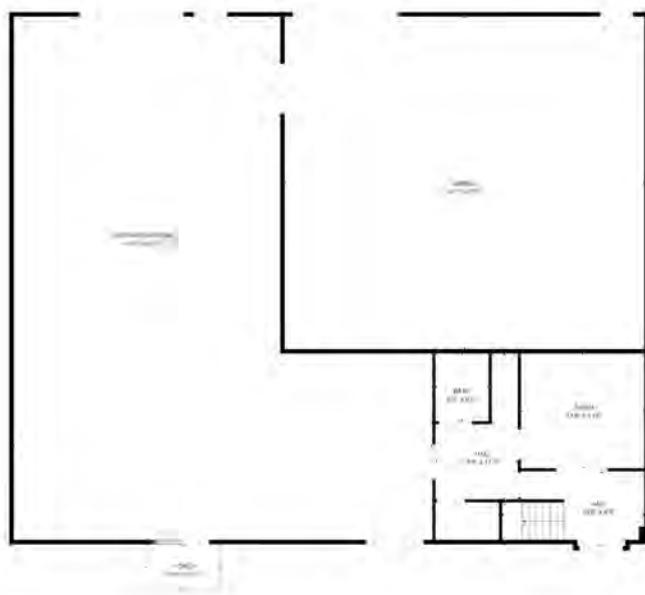
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B102, 103, 104 FLOOR PLAN

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First Floor



Second Floor

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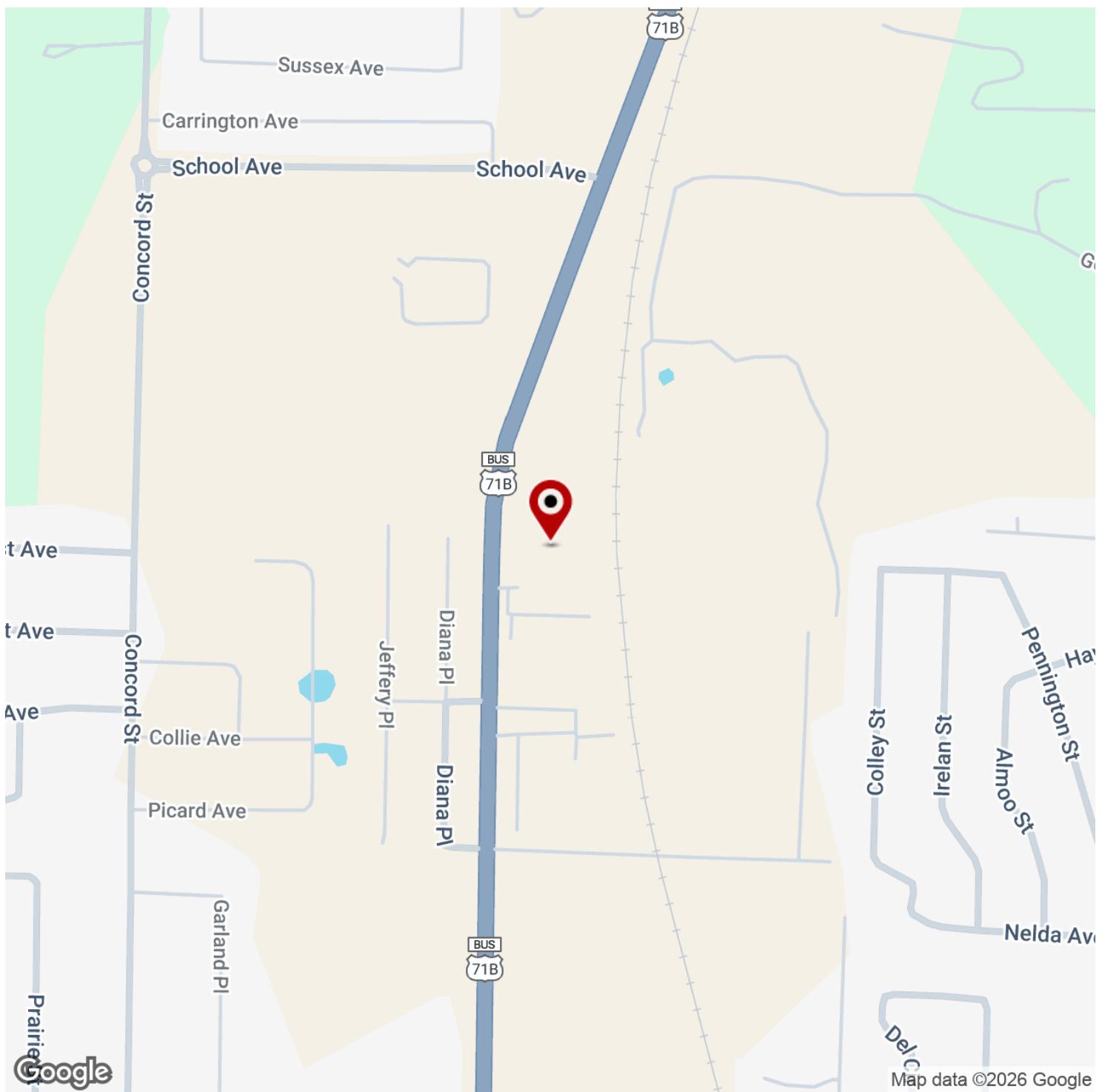
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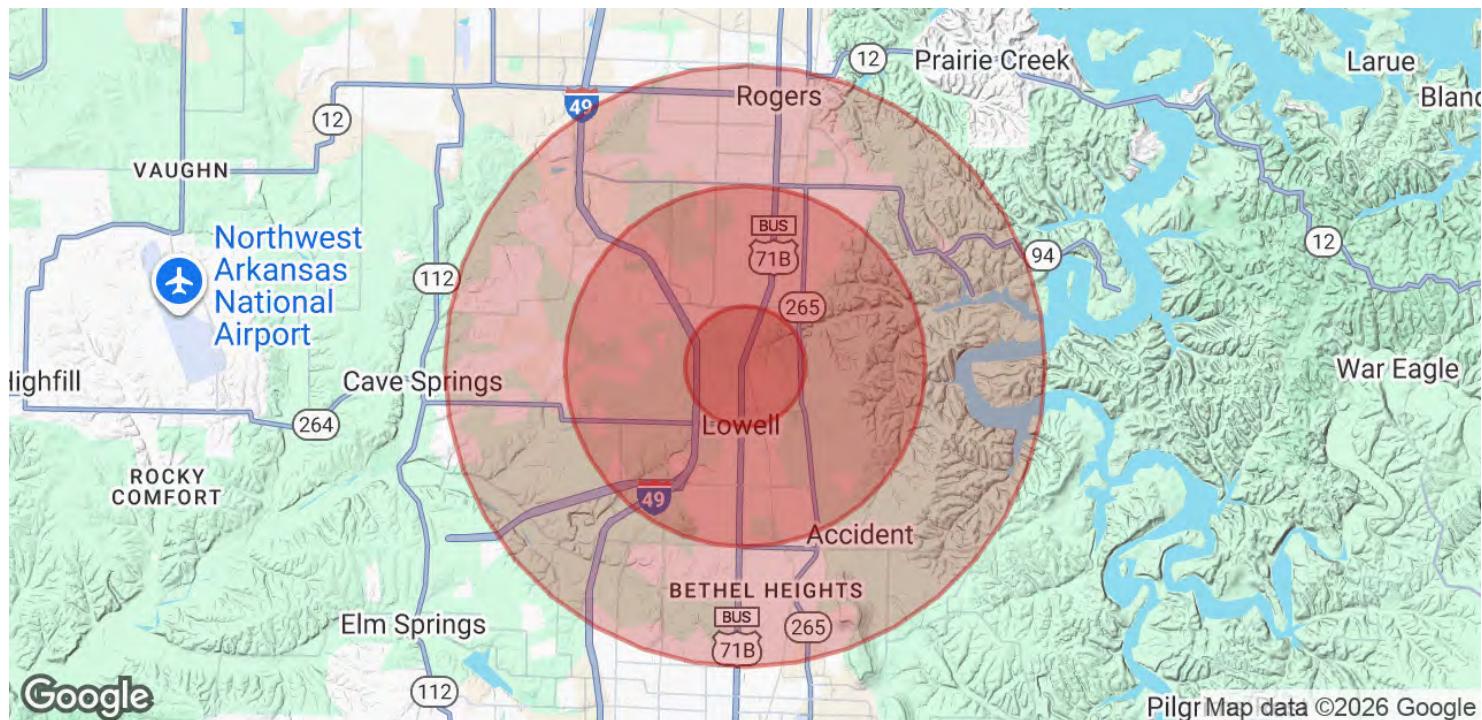
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,065	35,381	94,892
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,793	12,174	32,463
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$105,783	\$113,047	\$115,856
Average House Value	\$302,906	\$327,561	\$339,694

Demographics data derived from AlphaMap

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