

+/- 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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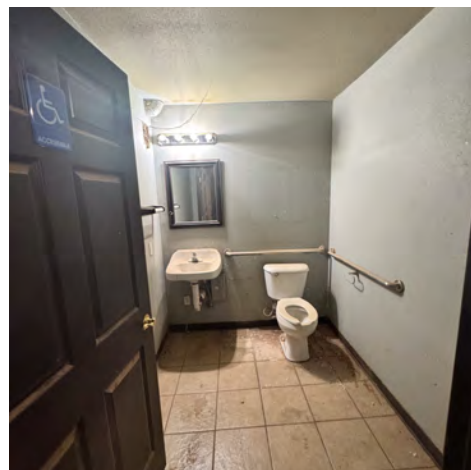
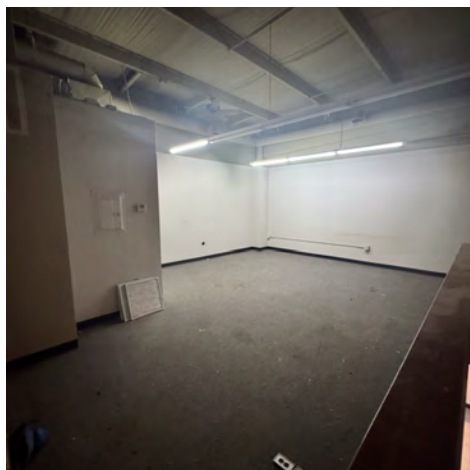
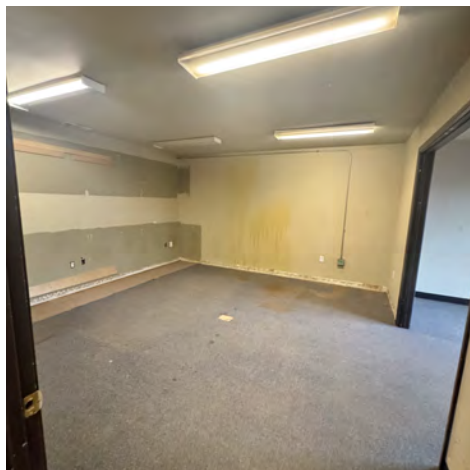
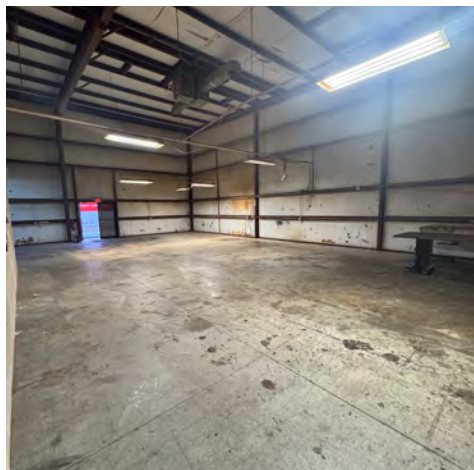
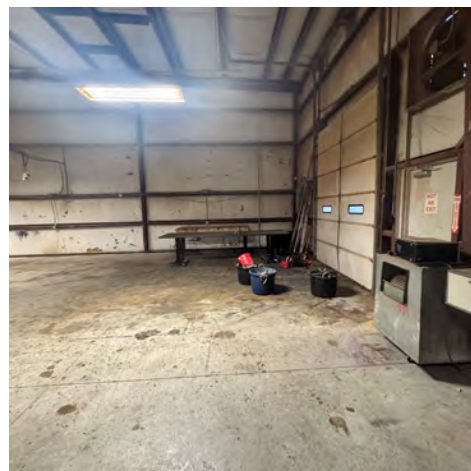
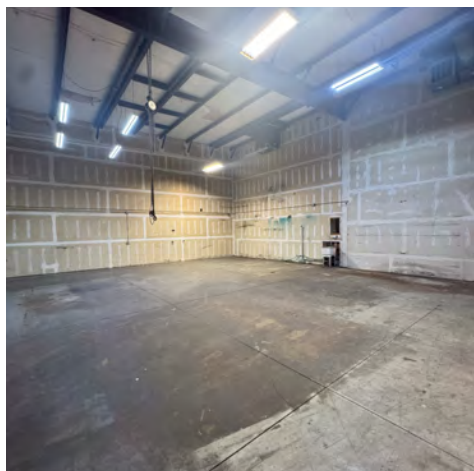
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B102, 103, 104 PHOTOS

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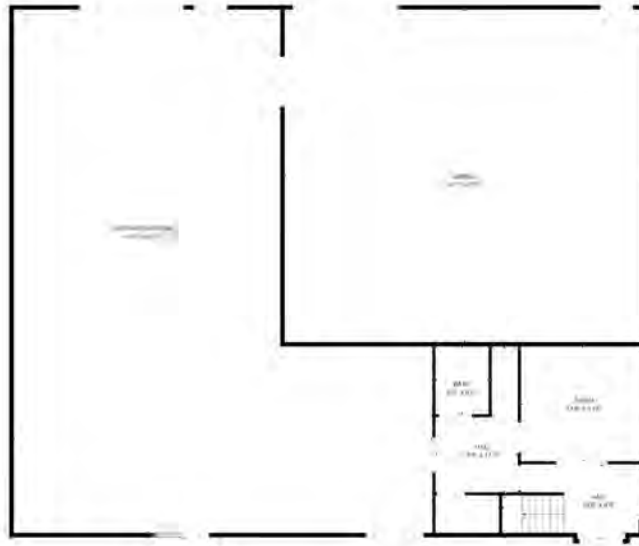
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B102, 103, 104 FLOOR PLAN

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First Floor



Second Floor

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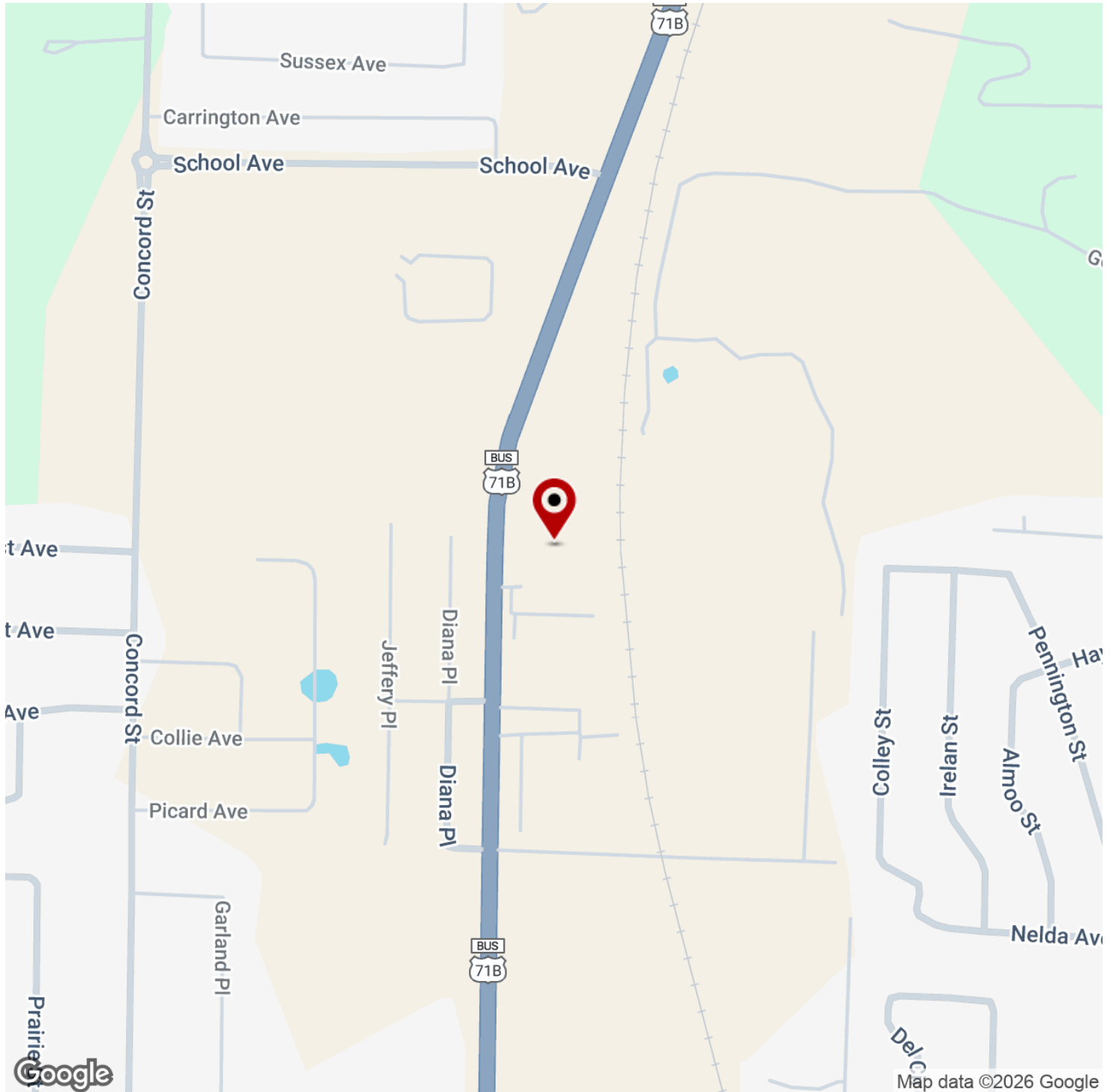
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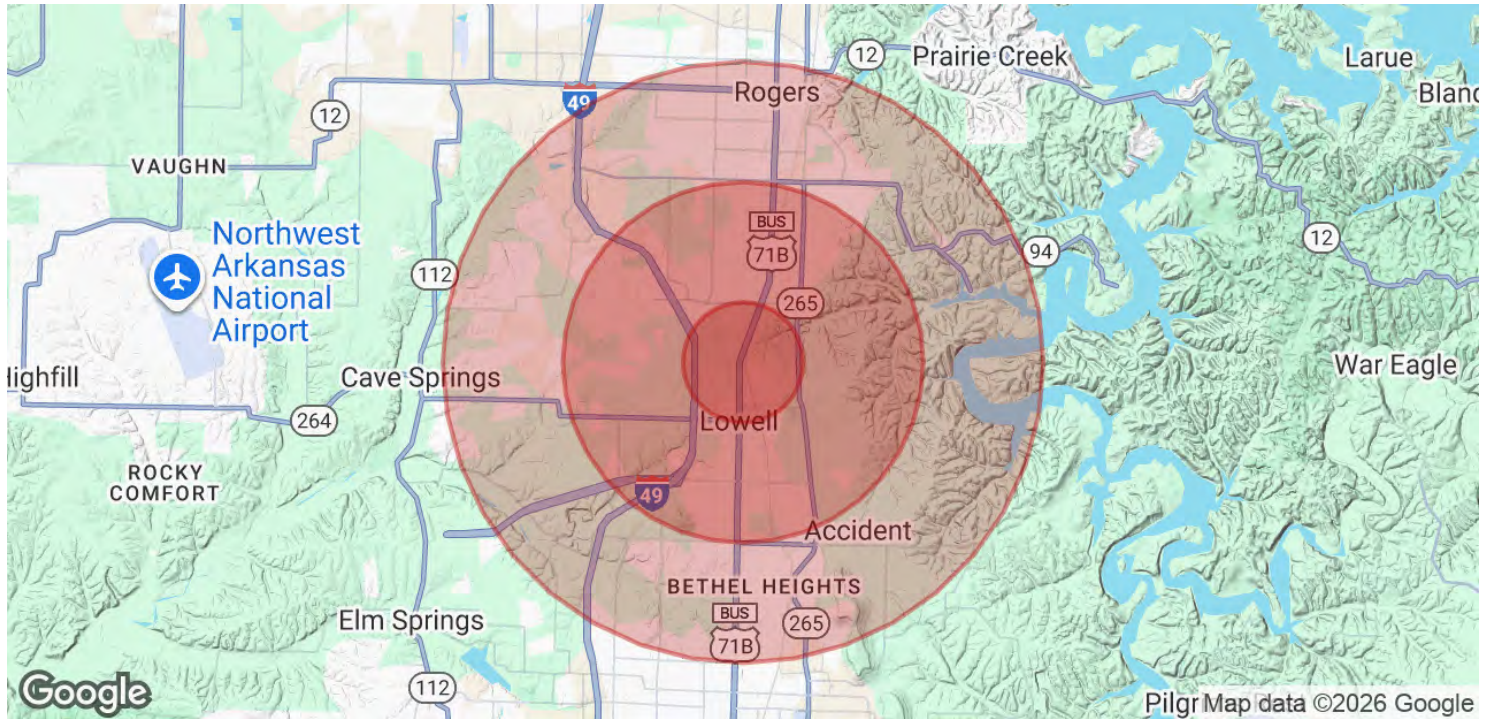
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,065	35,381	94,892
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	36

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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