

+/- 7,600 SF RETAIL BUILDING FOR LEASE

722 S HIGHWAY 59

Decatur, AR 72722



PROPERTY DESCRIPTION

+/- 7,600 SF free-standing retail building ideally positioned just off Highway 59, which sees an average of 11,000 VPD. This versatile property features a spacious showroom floor, a walk-in cooler, dedicated men's and women's restrooms, a large storage room, a manager's office, and an additional storage room/janitor's closet. The building also includes a convenient drive-in door, enhancing functionality for a variety of retail or service-based businesses. Located just 0.5 miles from Highway 102, the site offers easy access to Centerton and Bentonville, is approx. 12.5 miles from the nearest I-49 interchange, and about 18 miles from Northwest Arkansas National Airport (XNA). This property is offered on an NNN lease structure is a 1 year minimum term.

PROPERTY HIGHLIGHTS

- +/- 7,600 SF Free-Standing Building
- Features a Large Showroom Floor and Convenient Drive-In Door, and a Walk-In Cooler
- Flexible Space Suitable for Retail or Service-Based Business
- NNN Lease Structure with 1 year Minimum Term

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	7,600 SF
Lot Size:	2.77 Acres
Building Size:	7,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	489	991	2,810
Total Population	1,354	2,774	7,642
Average HH Income	\$96,098	\$94,364	\$84,068

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.

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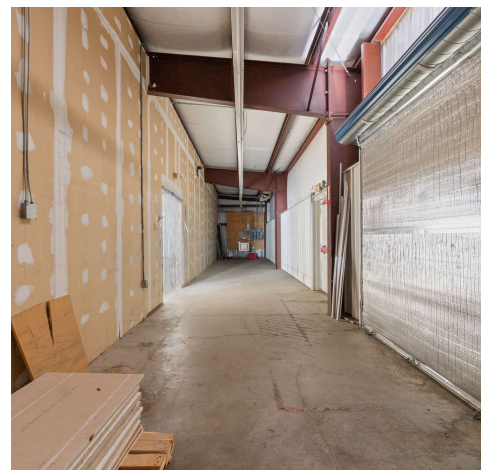
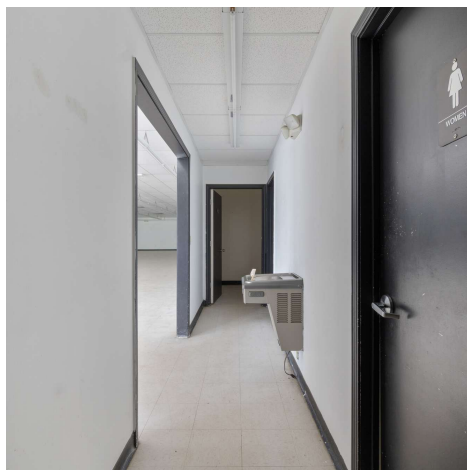
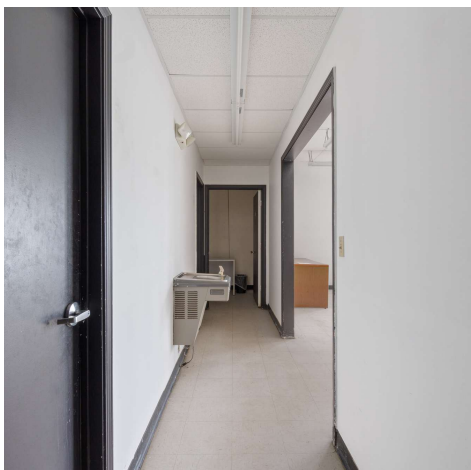
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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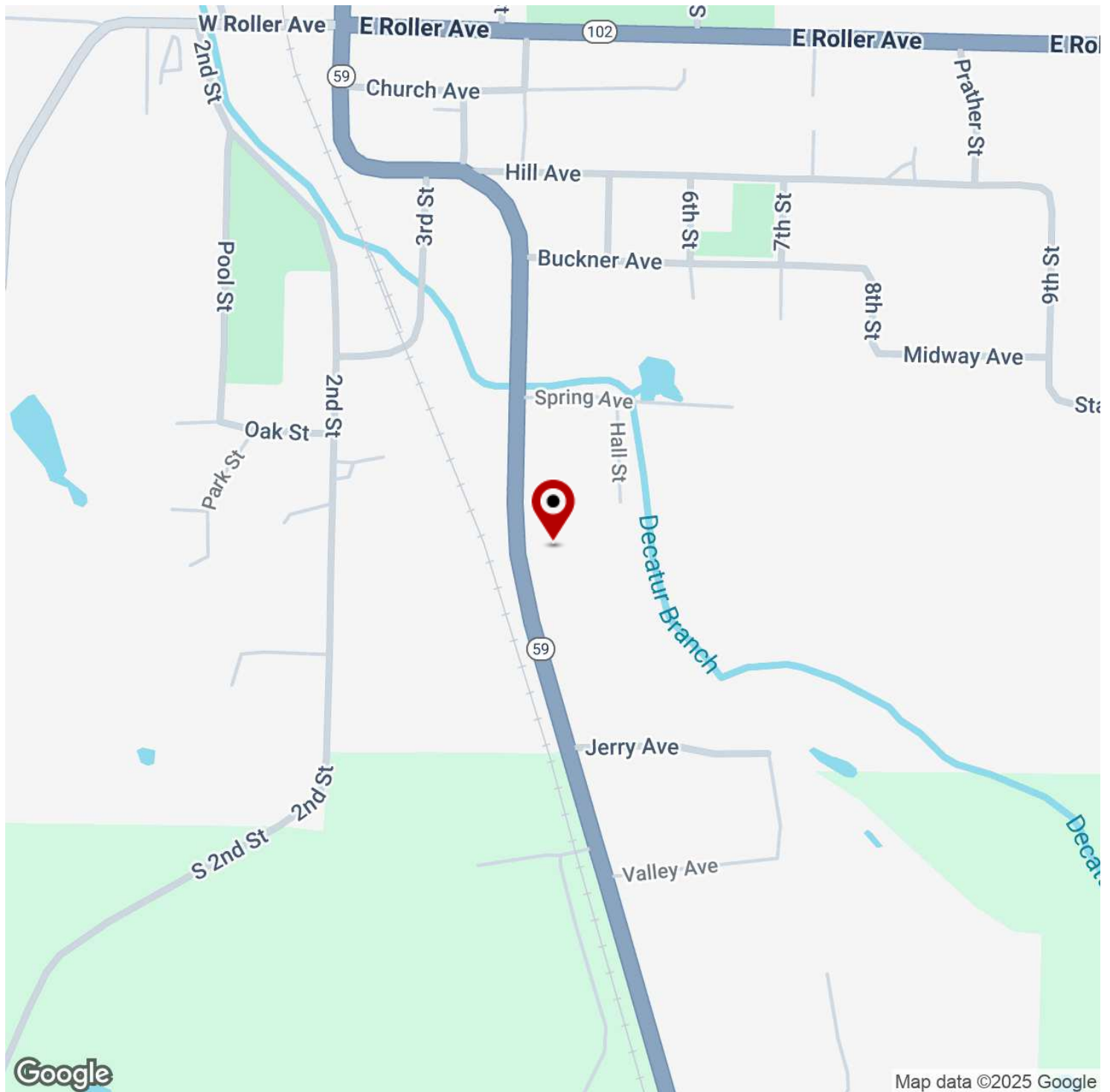
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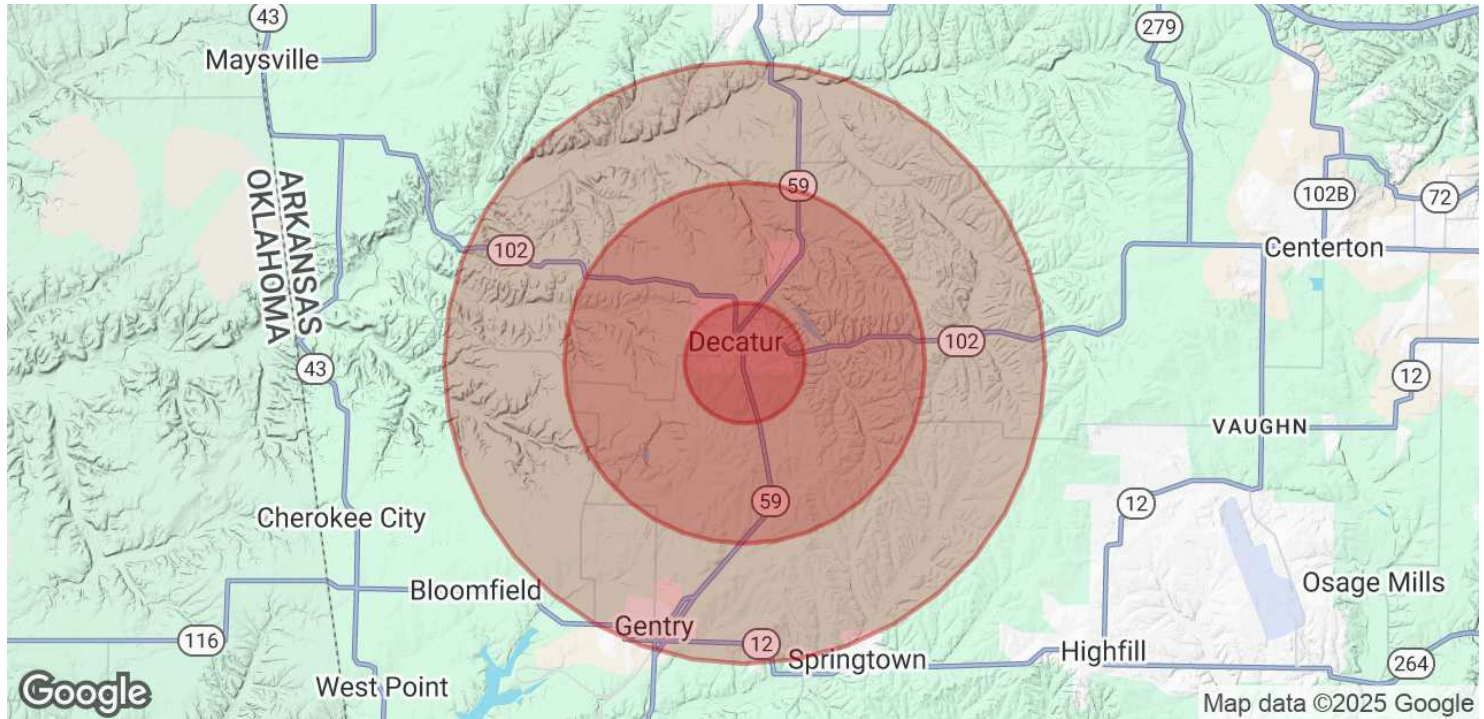
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,354	2,774	7,642
Average Age	38	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	991	2,810
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$96,098	\$94,364	\$84,068
Average House Value	\$395,100	\$382,545	\$332,096

Demographics data derived from AlphaMap

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