



RETAIL CENTER FOR SALE

MAG-WAL

1629 EAST MAIN STREET
MAGNOLIA, AR 71753

Nathan Hutchins
Advisor- Director of Sales and Leasing
O: 501.912.3660
nathan.hutchins@svn.com



Property Summary



OFFERING SUMMARY

Sale Price: \$3,914,000

Cap Rate: 6.0%

NOI: \$234,887

Building Size: 107407 SF

PROPERTY OVERVIEW

Anchored by Brookshire Grocery and Atwoods .

PROPERTY HIGHLIGHTS

- Great Location. Centrally located. High Visibility.
- Long term anchor tenants.
- 100% occupancy.
- Anchor tenants have 4 & 5 years remaining with options.
- Ample Parking
- 1/2 Block from Wal-Mart Supercenter.
- Corner lot with stop lighted intersection .

Location Maps



Retailer Map



Advisor Bio 1



NATHAN HUTCHINS

Advisor- Director of Sales and Leasing

nathan.hutchins@svn.com

Direct: 501.912.3660 | **Cell:** 501.912.3660

AR #sa00063530

MEMBERSHIPS

- Member of the National Association of Realtors
- Member of the Arkansas Realtors Association
- Member of the Little Rock Realtors Association
- Member of the Arkansas and Little Rock Board of Realtors
- Member of the International Council of Shopping Centers
- Member of the Little Rock, Conway, and Hot Springs Chambers of Commerce
- Leadership Greater Little Rock Graduate - Class XXX

SVN | ARKBEST REALTY, LLC

724 Garland Street
Little Rock, AR 72201
501.320.5124