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WAREHOUSE SPACE FOR SUBLEASE

419 S Lincoln Street, Lowell, Arkansas



CONTACT US TODAY

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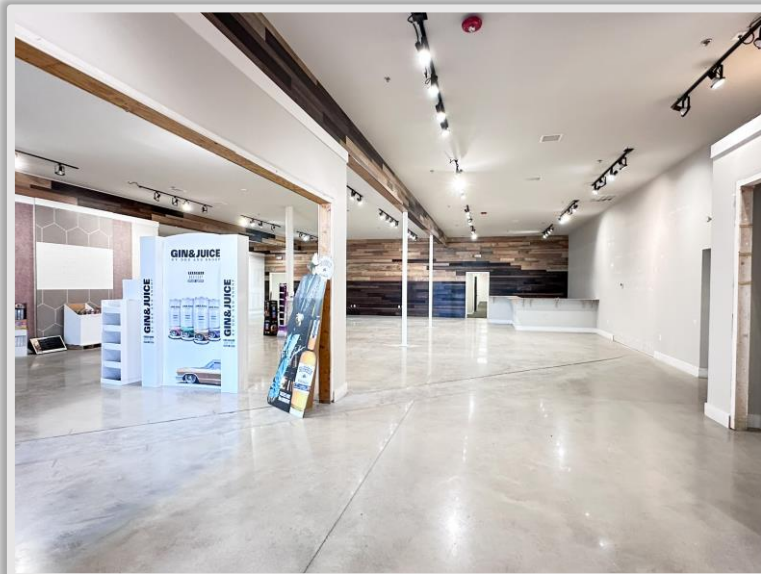
Property Understanding

OVERVIEW

Offering	For Sublease
Sublease Rate & Type	\$12.00/SF Modified Gross
Address	419 S Lincoln Street
City/State	Lowell, Arkansas 72745
Property Type	Showroom/Warehouse
Available Size	±9,145 SF – ±15,335 SF
Traffic Counts	<ul style="list-style-type: none"> ○ S Bloomington St – 26,000 VPD ○ E Apple Blossom Ave – 6,700 VPD

PROPERTY HIGHLIGHTS

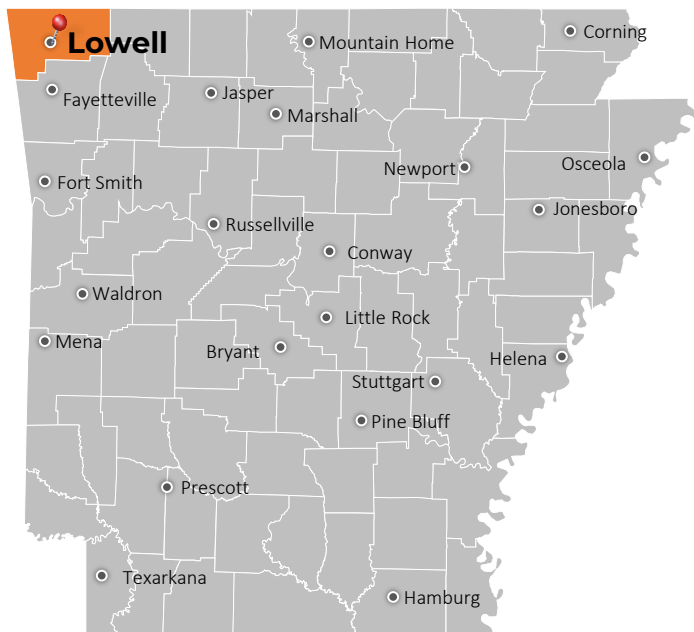
- Beautiful showroom/open space area
- Entire available space is climate controlled
- Existing office space could be reconfigured if new tenant desires
- Loading dock available
- 3PL services available on-site
- Centrally located in Northwest Arkansas
- 1.3 miles to I-49 (108,000 VPD)







Lowell, AR



Lowell is a thriving city in Benton County, Arkansas, with a population 11,050. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country.

Simultaneous to the city's rapid population growth, Lowell's business climate has also been on a strong upward trajectory. Businesses such as FEDEX, Wachter, Arvest Bank Operations, and the Northwest Arkansas Board of Realtors Association recently transitioned its business hubs to Lowell. Plus, longtime community anchor J.B. Hunt Trucking Company has provided hundreds of jobs throughout the region since 1961.


Lowell is minutes from all major medical facilities in Northwest Arkansas, and the public school systems for elementary and secondary education are ideal for families. Higher education opportunities are also plentiful, with major college institutions such as the University of Arkansas, Northwest Arkansas Community College, and other satellite schools and universities located nearby.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	27,187	99,566	277,565
Households	8,892	32,317	98,944
Average Age	34.4	34.8	36.0
Average Household Income	\$104,707	\$102,288	\$108,265
Businesses	682	2,432	8,735

**Demographic details based on property location*

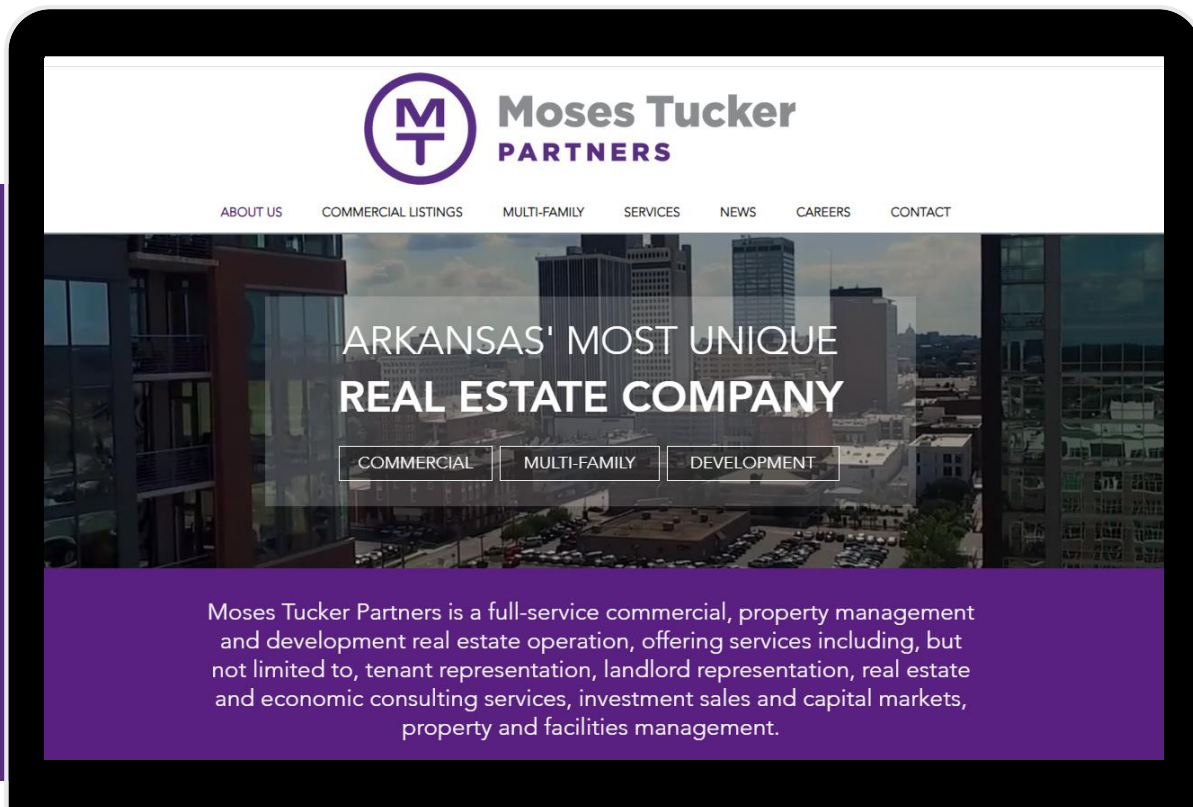
CONNECT

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