

+/- 1,500-13,500 SQFT OF SPACE AVAILABLE FOR LEASE

PEA RIDGE FLEX SPACE

1326 Slack St, Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Suites Available: 18 at 1,500sqft.

Minimum Divisible: 1,500sqft.

Maximum Contiguous: 13,500sqft.

Type of Lease: Gross

14' tall overhead doors at this new construction Flex/Warehouse/Office space in Pea Ridge, AR. Tenants can choose their size of space as needed. Spaces start at +/- 1,500 SF and can range up to 13,500 SF in one contiguous space if needed. Preference is for landlord to build out in 1,500 SF increments, but is open to propositions for custom size spaces as requested by qualified tenants, to be approved by landlord in writing. Offices, bathrooms, or other necessary buildout can be negotiated. 18 total units between two buildings separated by a parking lot and driveway. Each space is +/- 75% warehouse and 25% office/bathrooms.

PROPERTY HIGHLIGHTS

- 14' Tall Overhead Doors
- Flex/Warehouse/Office Space
- +/- 75% Warehouse Space & 25% Office/Bathrooms
- Spaces Ranging From +/- 1,500 SF to 13,500 SF

OFFERING SUMMARY

Lease Rate:	\$14.75 - 19.00 SF/yr (MG; NNN)
Number of Units:	18
Available SF:	1,000 - 13,500 SF
Building Size:	27,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	640	3,931	10,469
Total Population	1,177	8,685	26,118
Average HH Income	\$82,661	\$82,739	\$94,271

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.

TIMOTHY SALMONSEN

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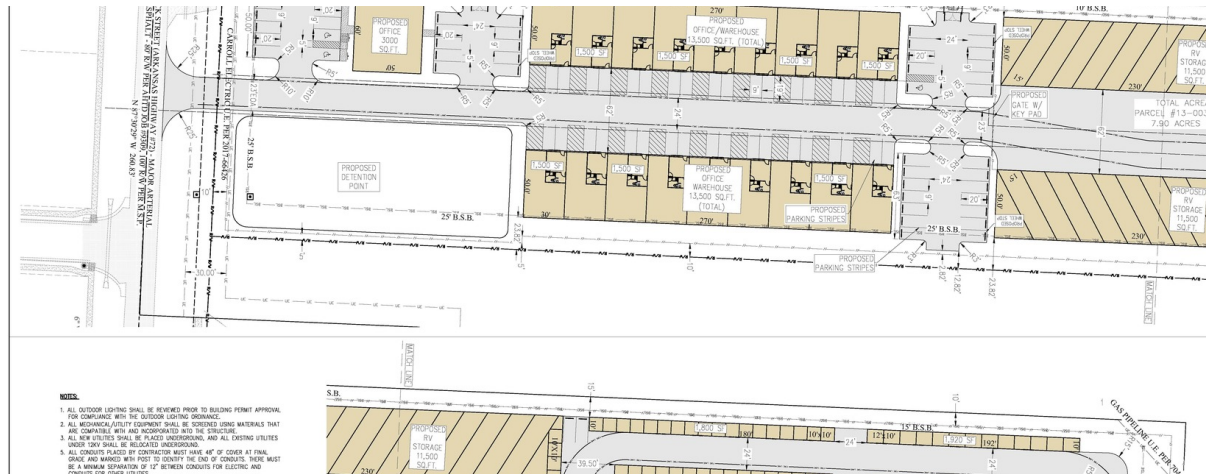
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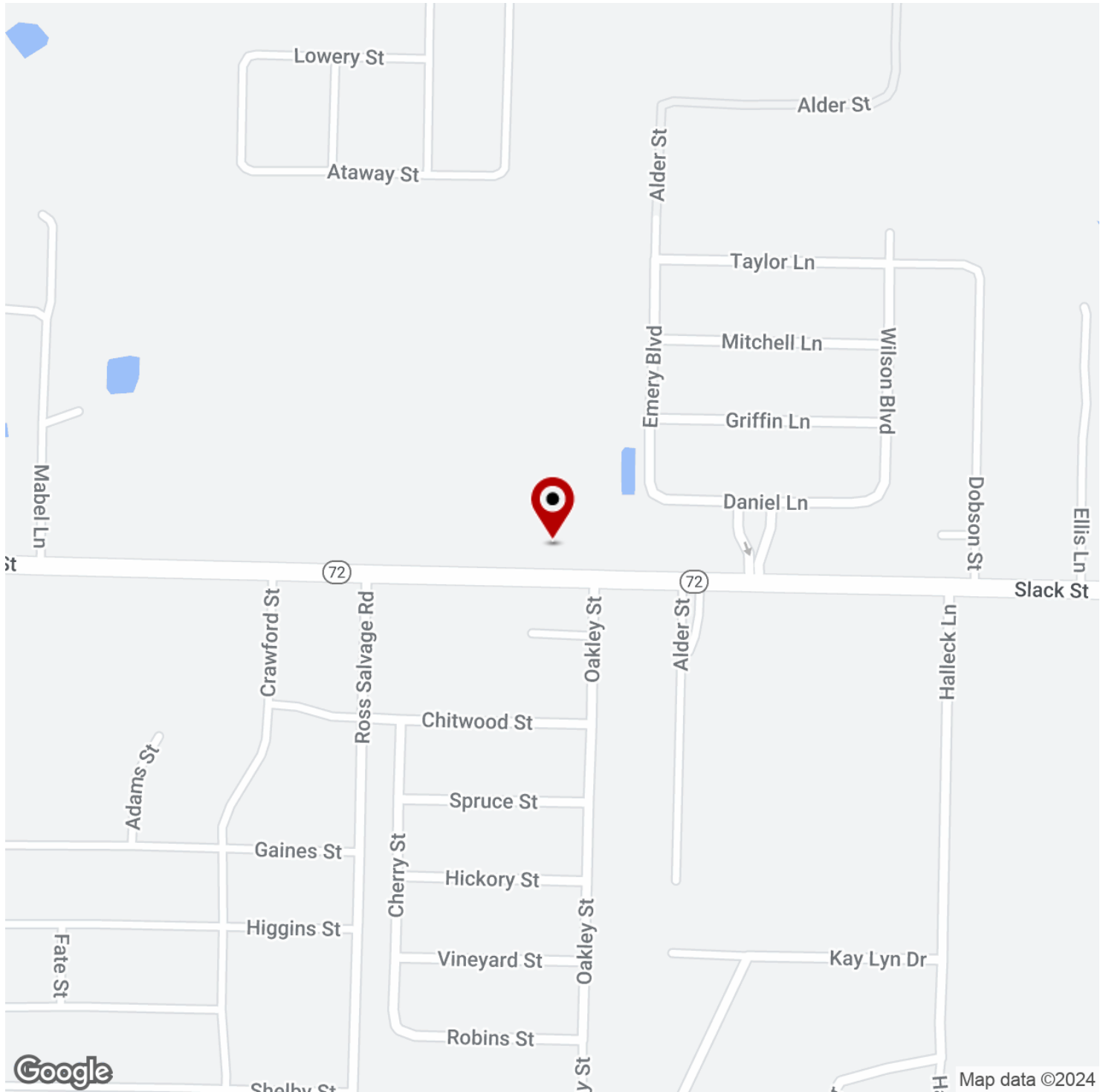
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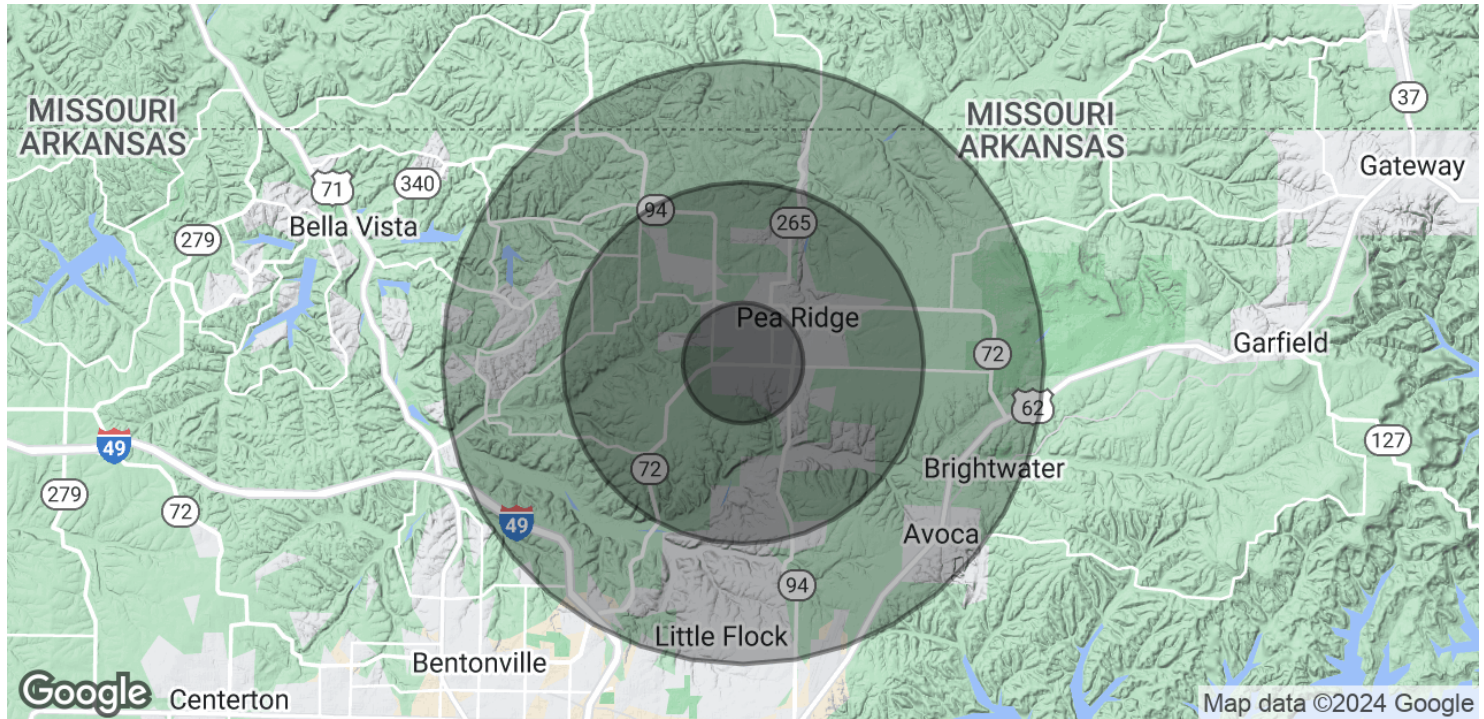
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,177	8,685	26,118
Average Age	53.7	44.7	41.6
Average Age (Male)	52.5	40.5	37.6
Average Age (Female)	34.3	39.3	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	640	3,931	10,469
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$82,661	\$82,739	\$94,271
Average House Value	\$152,685	\$171,159	\$207,281

** Demographic data derived from 2020 ACS - US Census*

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