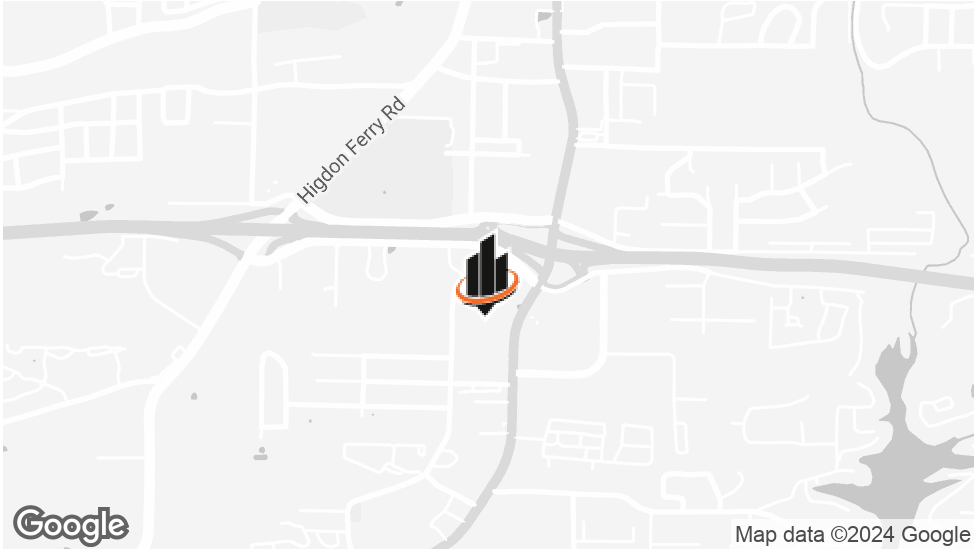


EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
BUILDING SIZE:	24,000 SF
AVAILABLE SF:	1,750 SF
LOT SIZE:	4.9 Acres
NUMBER OF UNITS:	3
YEAR BUILT:	1975
RENOVATED:	2015

NATHAN HUTCHINS
O: 501.912.3660
nathan.hutchins@svn.com
AR #PB00063530

PROPERTY OVERVIEW

Call, Nathan Hutchins, 501-507-8426
\$1984 MONTHLY
OPEN CONCEPT. UP TO \$10 PSF for Tenant Improvements!
Retail complex is located between DAVIDS BURGERS, CHILIS, and HARBOR FREIGHT.
Easy entrance on Central Ave., easy exit on Files Rd. to Section Line Rd.

PROPERTY HIGHLIGHTS

- Prime location on Central Ave
- Open concept design for flexible use
- Abundance of natural light enhances work environment
- Ample parking for convenience
- 1750 SF