

+/- 1,000 TO 3,000 SF OF RETAIL SPACE FOR LEASE

PEA RIDGE FLEX SPACE

1326 Slack St, Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Looking to expand your business? Look no further! This retail space, spanning +/- 1,000 to 3,000 SF, located off Slack St. in Pea Ridge, offers an ideal setting for retail operations. With a generous parking lot dedicated to your customers, distinct from the flex space units at the rear, convenience is paramount. Furthermore, should you require extra storage, newly constructed storage units on-site provide ample space for your supplies. Streamline your operations and cut down on travel time and expenses by centralizing your business needs in this convenient location!

PROPERTY HIGHLIGHTS

- Minimum Divisible: +/-1,000 SF
- Maximum Contiguous: +/- 3,000 SF
- Right off Slack St in Pea Ridge which sees +/- 10,000 VPD
- \$19PSF on a NNN lease structure
- Convenient self-storage units available on site

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,000 - 3,000 SF
Building Size:	3,000 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.

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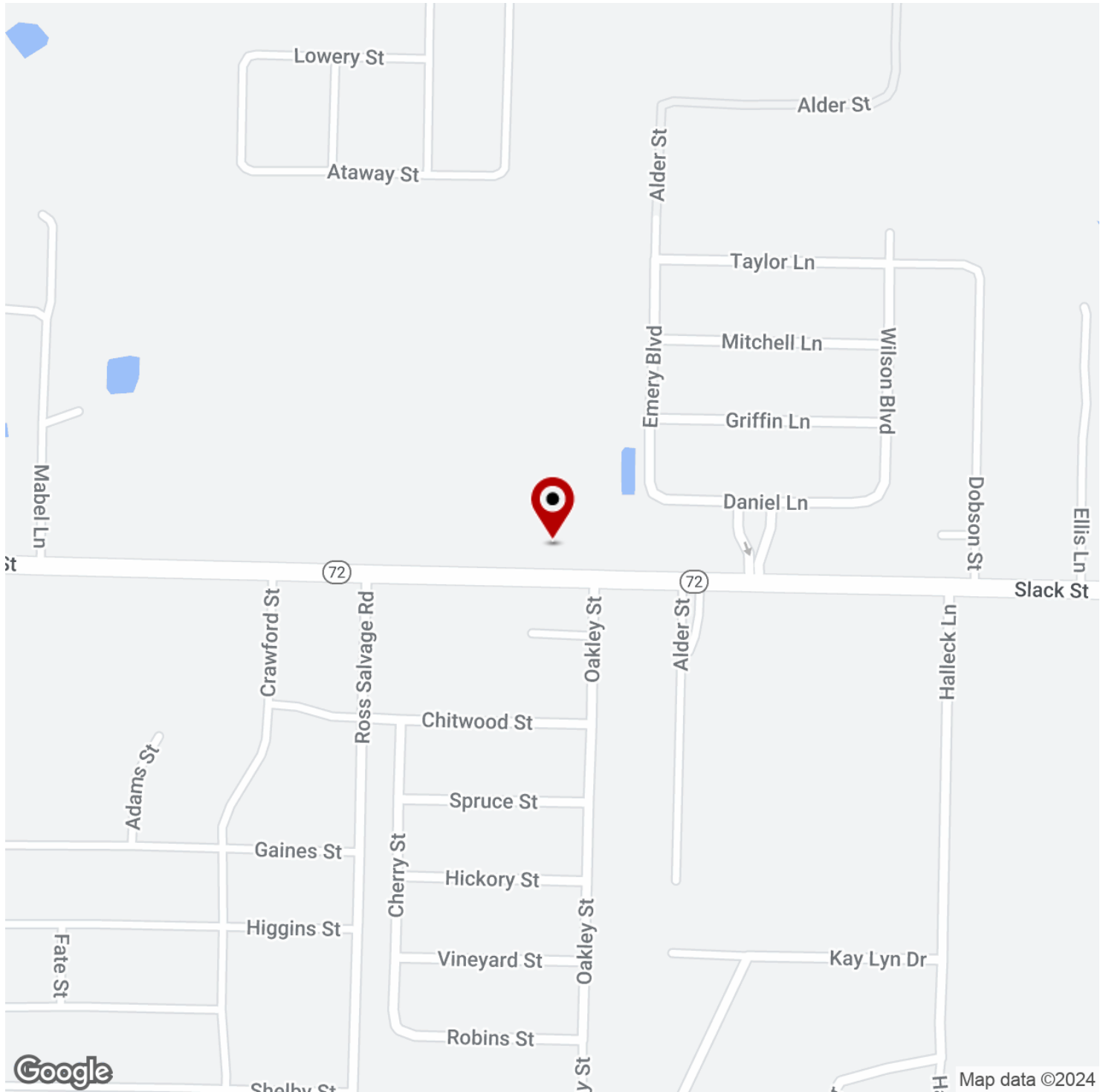
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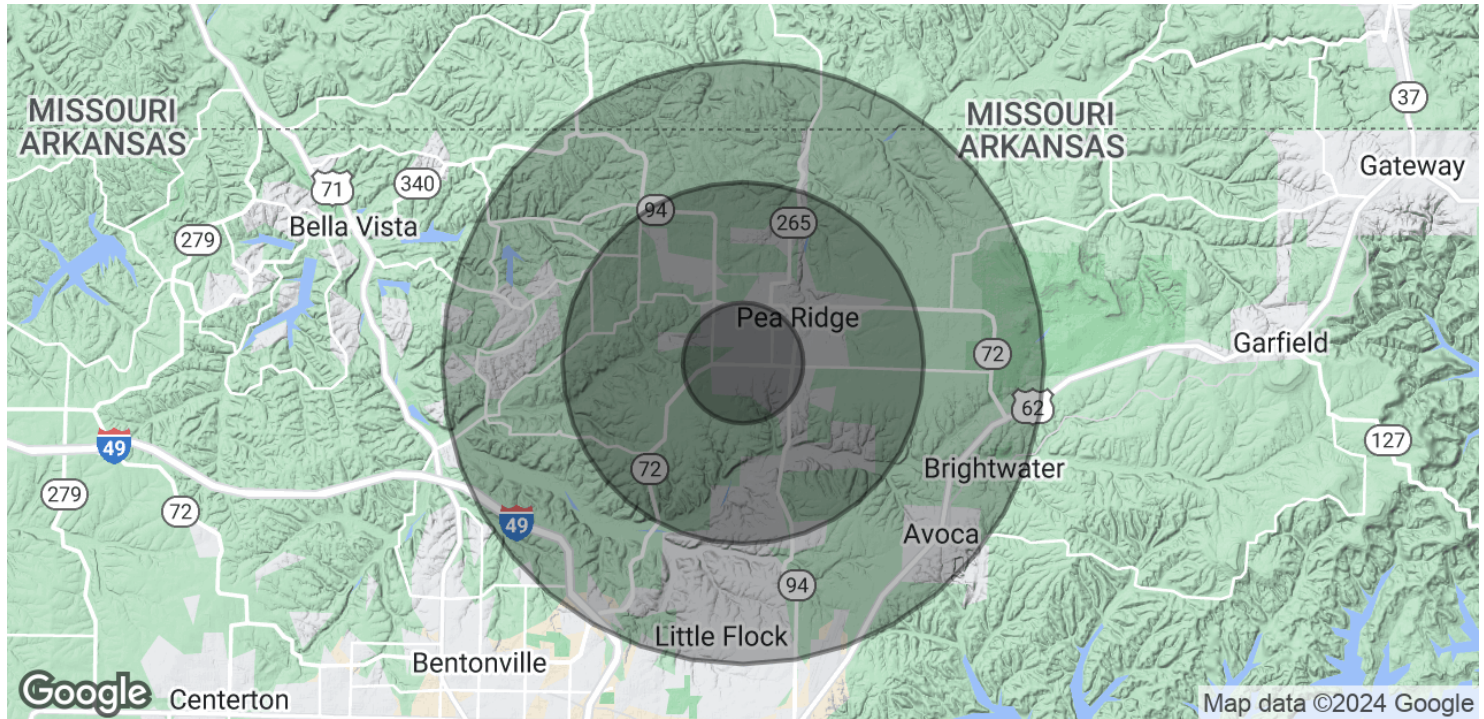
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,177	8,685	26,118
Average Age	53.7	44.7	41.6
Average Age (Male)	52.5	40.5	37.6
Average Age (Female)	34.3	39.3	41.7

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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