

RETAIL FOR LEASE



107 North Hervey Street, Hope, AR 71801



PROPERTY DESCRIPTION

Step into an excellent leasing opportunity at this prominent retail space in Hope, AR. Located at 107 North Hervey Street, this expansive unit offers a "White box" condition, allowing for complete customization to suit your retail vision. With its spacious layout, high visibility, and strategic location, this property presents an ideal setting for a thriving retail business. The unit also features large display windows, ample parking, and a welcoming storefront that invites customers in. Don't miss this chance to establish your retail presence in a bustling and dynamic commercial area.

PROPERTY HIGHLIGHTS

- "White box" condition allowing for complete customization
- Expansive layout with high ceilings
- Large display windows for maximum visibility

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,100 SF
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,281	3,281	4,207
Total Population	2,483	6,651	8,721
Average HH Income	\$37,171	\$42,236	\$45,808

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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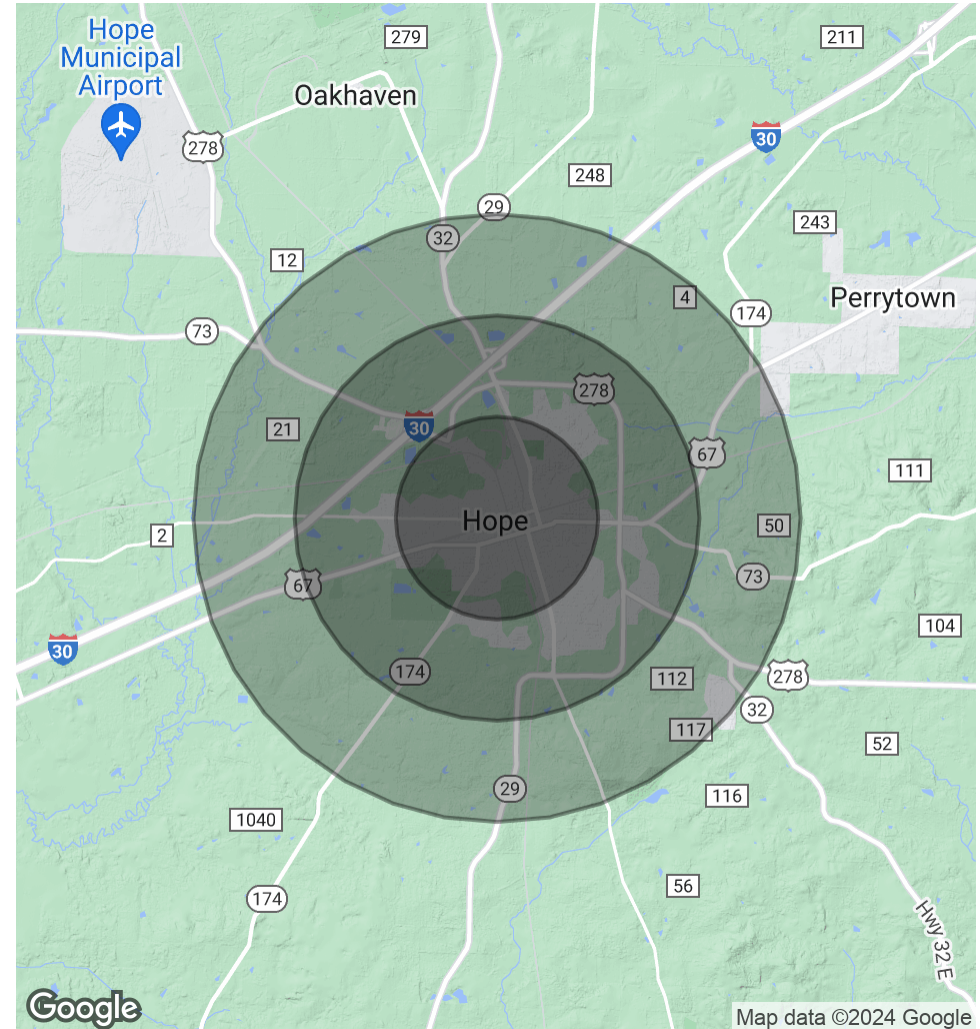


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,483	6,651	8,721
Average Age	37.3	36.5	37.3
Average Age (Male)	36.5	34.4	35.3
Average Age (Female)	42.6	41.0	40.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,281	3,281	4,207
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$37,171	\$42,236	\$45,808
Average House Value	\$80,270	\$89,688	\$94,956

2020 American Community Survey (ACS)



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