



CENTRAL Realty

BROKERAGE ■ MANAGEMENT ■ CONSULTING

Southgate Shopping Center



1109 - 1155 Rogers Street, Clarksville, AR 72830

Retail Property For Lease

Presented By

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executive summary



PROPERTY SUMMARY

Available SF:	5,250 SF
Lease Rate:	\$12.00 SF/yr (NNN - \$1.50/SF)
Building Size:	108,762 SF
Cross Streets:	

PROPERTY OVERVIEW

5,250 and 1,750 SF suite available for lease in this Clarksville, AR shopping center. Clarksville, the County Seat of Johnson County is also the home of The University of The Ozarks, which is located nearby. Southgate Shopping Center is the largest shopping center in town and is a retail destination. It is anchored by Atwoods Ranch & Home and contains several other retail stores including Dollar General.

LOCATION OVERVIEW

Clarksville is the County Seat of Johnson County and is nestled between the Arkansas River and the foot hills of the Ozark Mountains at the intersection of Interstate 40 and US Hwy 64. The City Population is 9,391 with 3,240 households and a Median Income of \$30,758.

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additional photos



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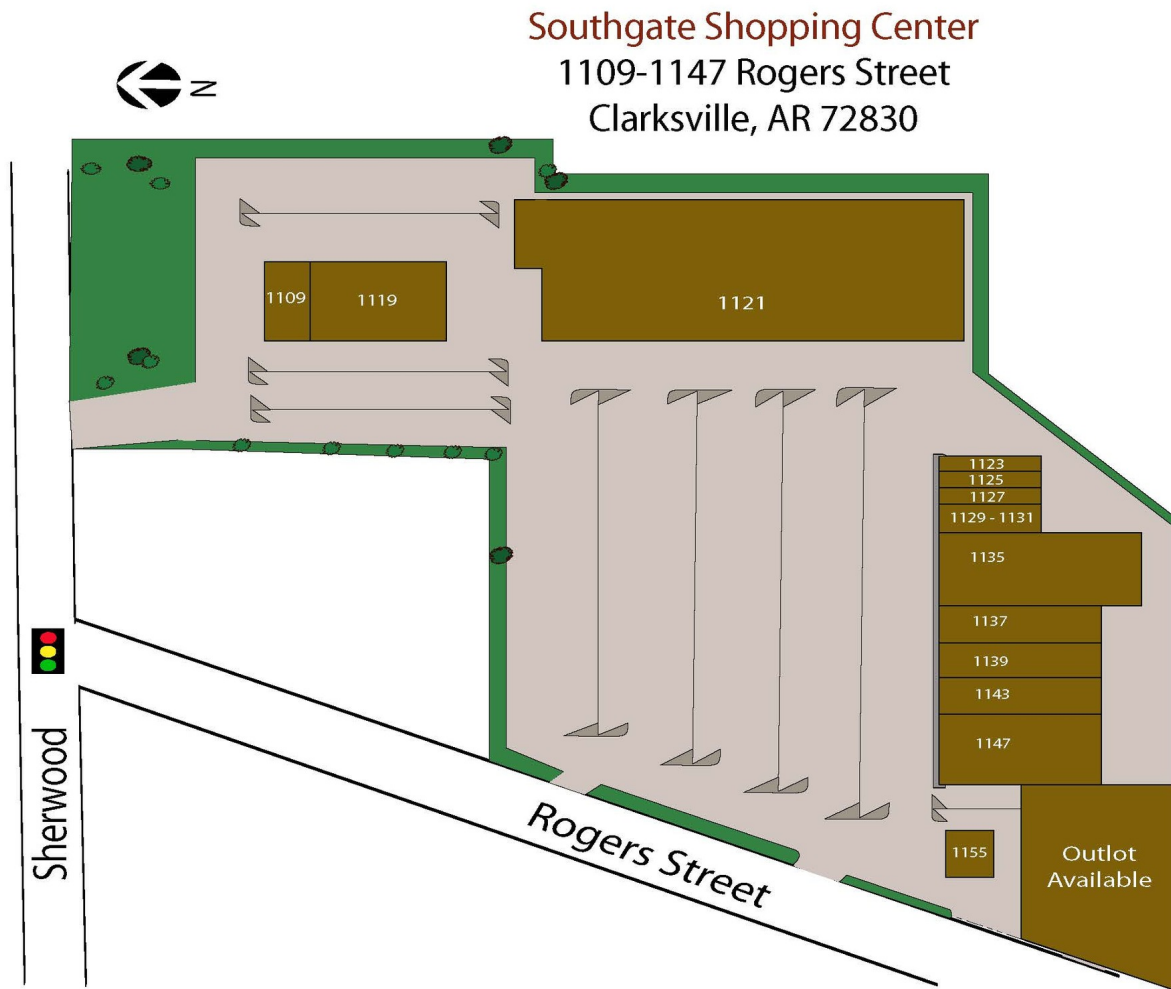
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site plan



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available spaces



Lease Rate: \$12.00 SF/YR (NNN - \$1.50/SF)

Total Available Space: 5,250 SF

Lease Type: NNN - \$1.50/SF

Lease Term: Negotiable

AVAILABILITY	TENANT NAME	SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
On Market	Available	1119	\$12.00 SF/YR	NNN - \$1.50/SF	5,250 SF	NEGOTIABLE	

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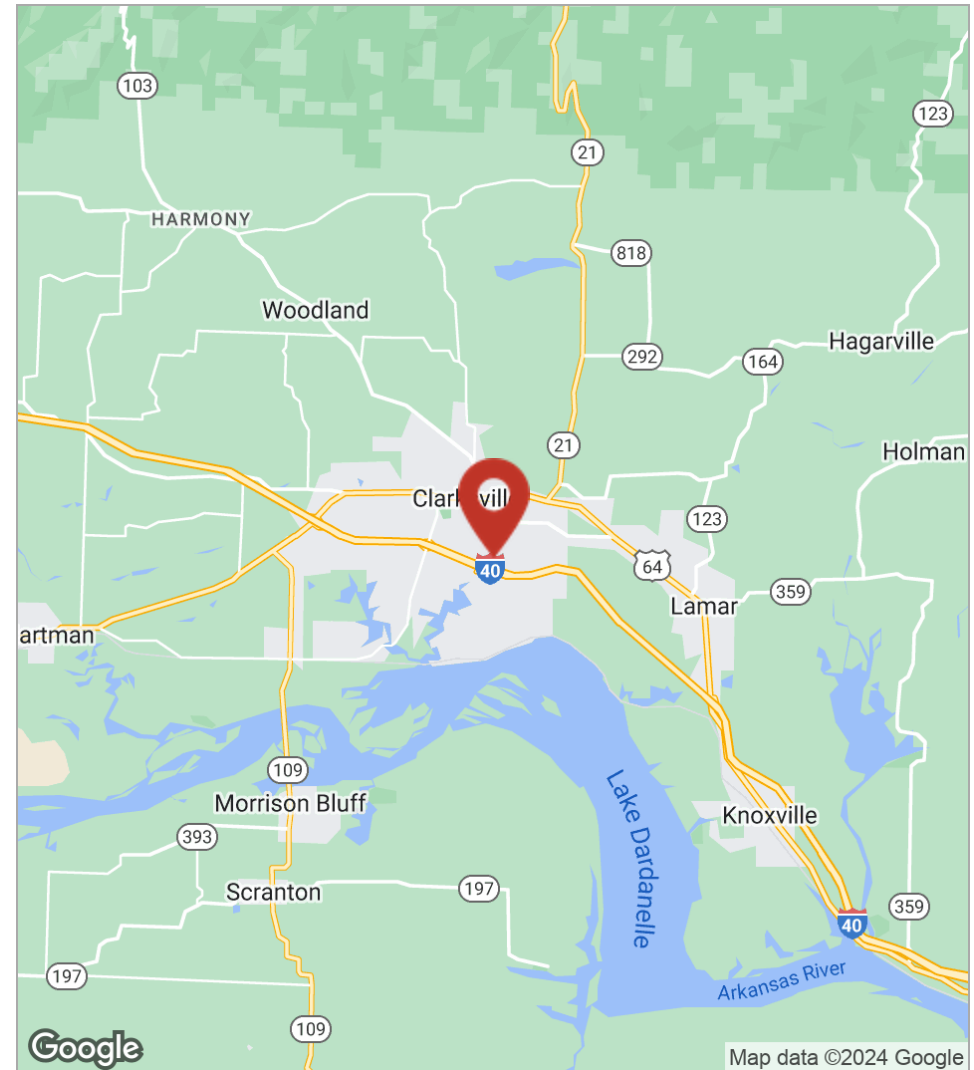
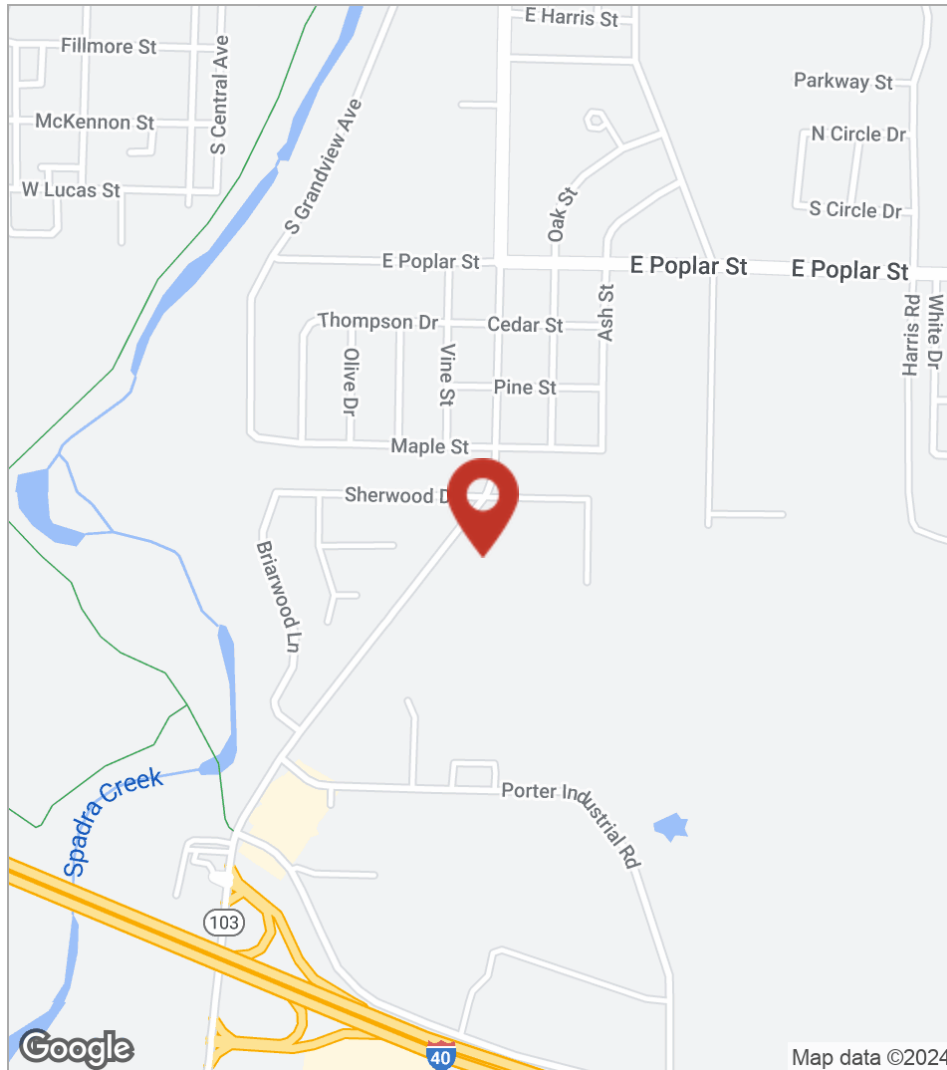
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location maps



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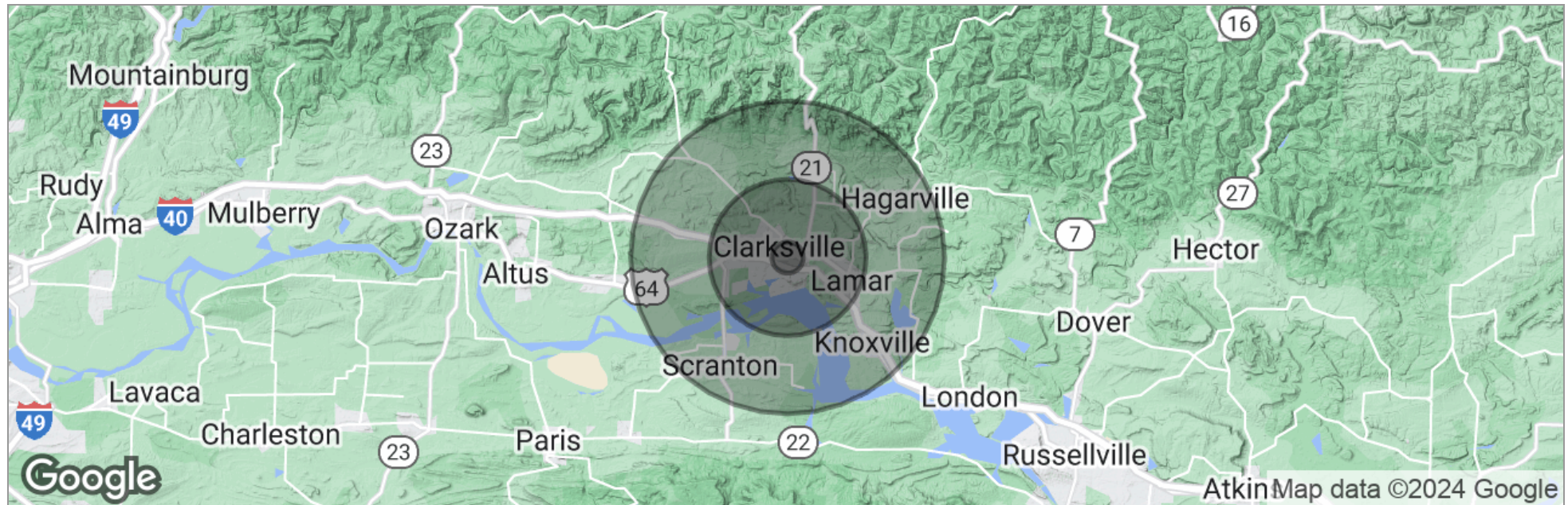
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demographics map


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	1 Mile	5 Miles	10 Miles
Total Population	557	10,696	20,254
Population Density	177	136	64
Median Age	37.9	34.6	36.0
Median Age (Male)	33.3	32.8	34.5
Median Age (Female)	45.1	38.6	38.8
Total Households	217	4,072	7,628
# of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$37,593	\$39,883	\$40,786
Average House Value		\$126,192	\$115,930

* Demographic data derived from 2020 ACS - US Census

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