

Suite 1

Suite 10

Bryant Retail Space

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Bryant Walmart Shadow Center

3213 Main Street, Bryant, AR

Features:

- **Suite 1:** 2,800 SF
- **Suite 10:** 1,400 SF
- Lease rate: \$19.50/SF, NNN
- Great visibility from I-30
- Traffic count: approx. 94,000 vehicles per day along I-30
- Located in Bryant's main retail corridor
- Professionally managed by Colliers | AR
- Select tenants include: Sports Clips, CATO, GameStop, The Honey Baked Ham Company, and Papa John's Pizza

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SITE PLAN

Available Space | Suite 1: 2,800 SF | Suite 10: 1,400 SF

Suite 1 2,800 SF	The Honey Baked Ham Company	Sports Clips	Shirts & Graphics	Cato	A-1 Cellular Repair	Fuji Hibachi Express	Lindsey Pools & Spas
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Carson Physical Therapy	Suite 10 1,400 SF	GameStop	Memory Nails-Spa	Papa Johns
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,993	31,661	64,235
Households	2,377	12,648	25,513
Avg. Household Income	\$104,709	\$107,447	\$104,588

NEIGHBORHOOD MAP



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