



Lease Rate:

\$16.00
PSF, NNN

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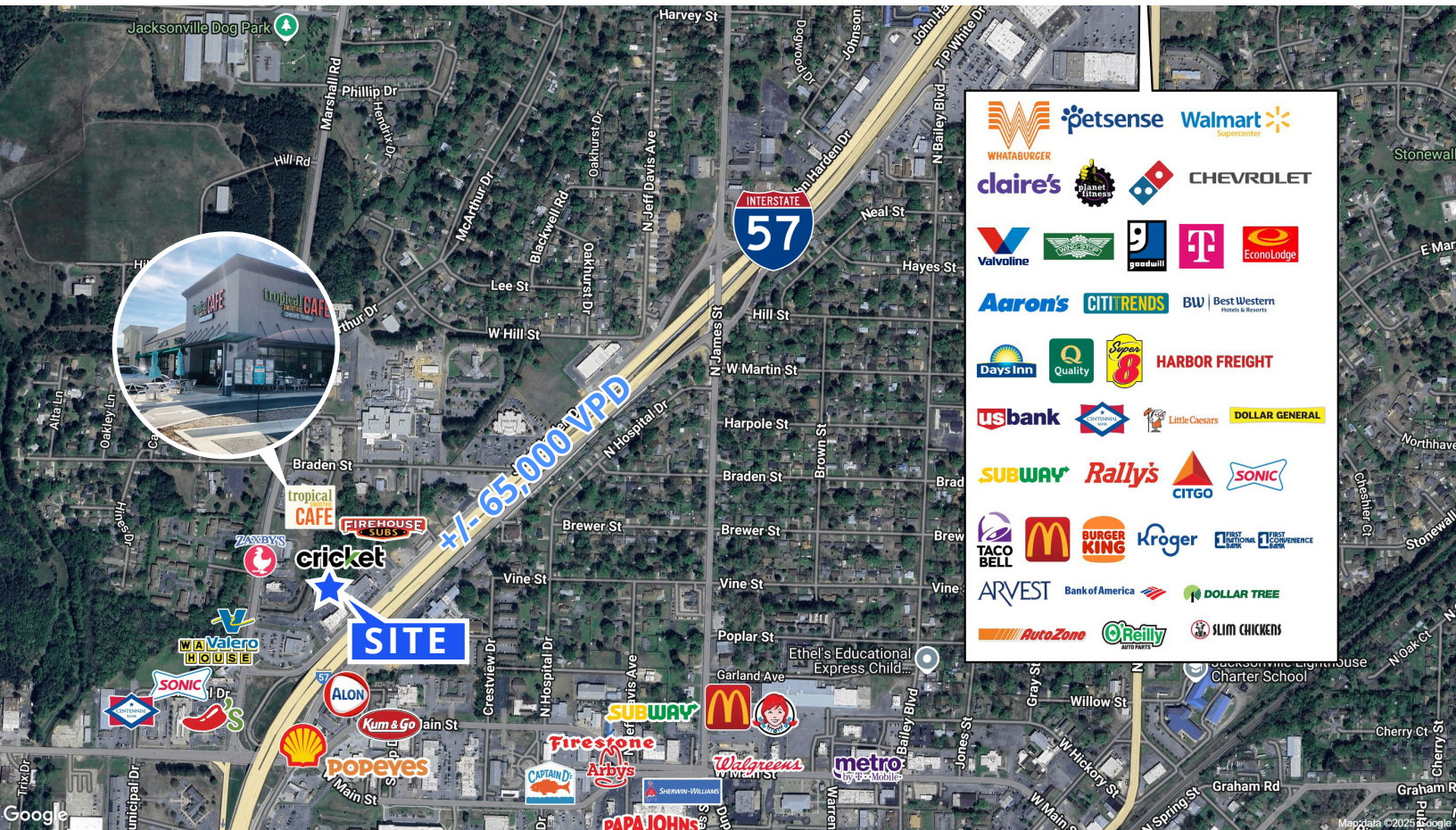
FOR SALE/LEASE

140 John Harden Drive,
Jacksonville, AR

For Sale/Lease: Waterford Creek Center**Features**

- Lot size: 3.79 acres
- Total size: 35,946 SF
- Leasing rate: \$16/SF, NNN
- CAM: \$3.44/SF
- Offering price: contact broker
- Tenant improvement allowance available
- Traffic count: approximately 65,000 vehicles per day on I-57 and 16,000 vehicles per day on Main Street
- Select co-tenants include: Tropical Smoothie Cafe, Armed Forces Recruiting Center, Vapor House, Firehouse Subs, Verizon Wireless, and Cricket Wireless

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Area Demographics



Estimated Population (2024)

1 Mile	3 Mile	5 Mile
5,738	28,987	49,177



Estimated Households (2024)

1 Mile	3 Mile	5 Mile
2,409	11,250	19,604



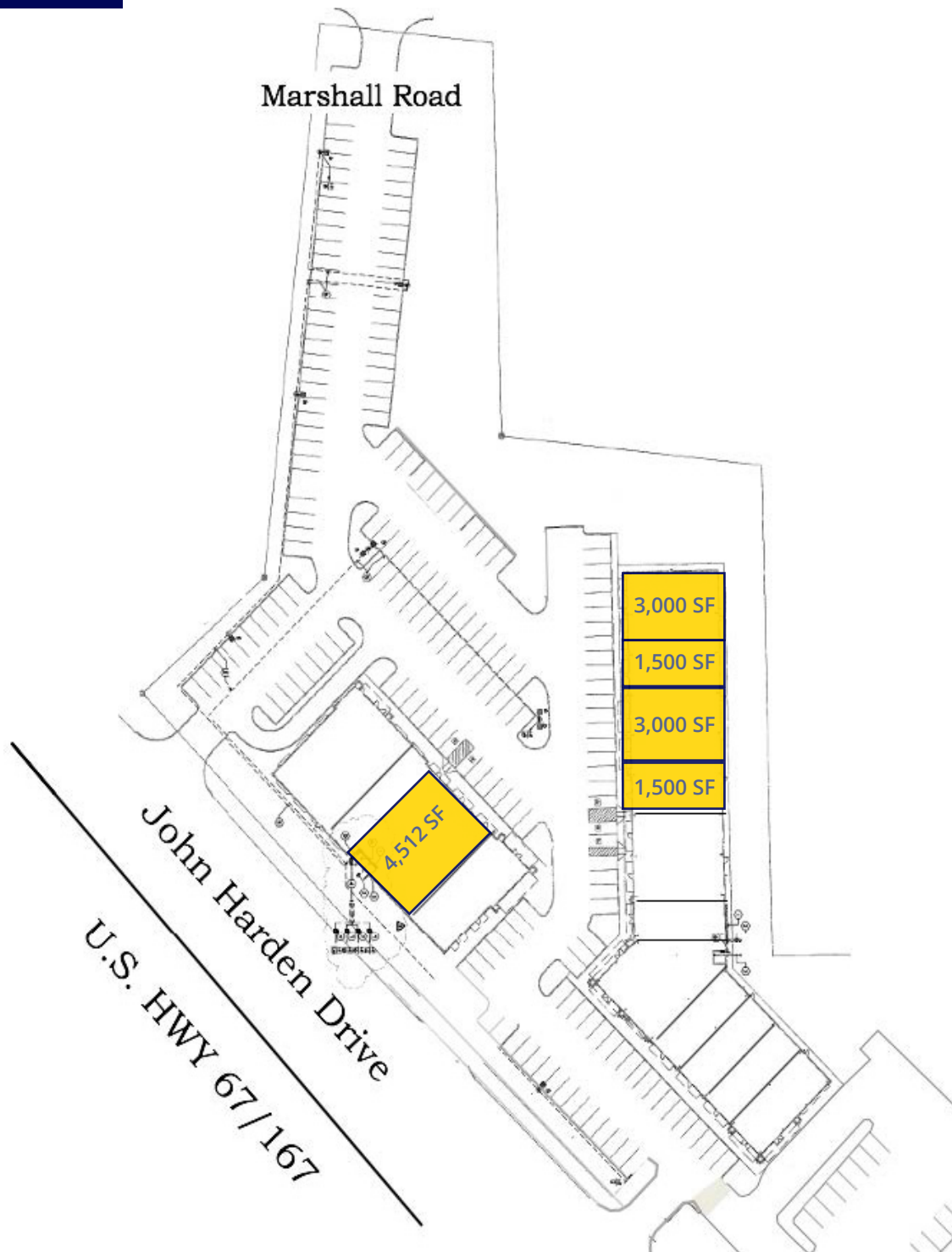
Est. Avg Household Income (2024)

1 Mile	3 Mile	5 Mile
\$67,488	\$71,185	\$81,029

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