

Ste. 1

Ste. 2

Retail Opportunity

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Bryant Walmart Shadow Center

3213 Main Street, Bryant, AR

Features:

- **Suite 1:** 2,800 SF
Lease rate: \$19.50/SF, NNN
- **Suite 2:** 1,700 SF
Lease rate: \$16.75/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
- Year built: 2005
- Select tenants include: Sports Clips, CATO, GameStop and Papa John's Pizza

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For Lease

Site Plan

Available Suites

- Suite 1: 2,800 SF
- Suite 2: 1,700 SF



2023 Demographics

	1 Mile	3 Mile	5 Mile
Population	6,176	29,518	63,280
Households	2,367	12,030	25,658
Avg. Household Income	\$99,801	\$89,463	\$82,576



Neighborhood Map



Contact us:

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