

FOR LEASE



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Reduced lease rate

\$23.00

PSF, NNN

Unique Drive-Thru, End-Cap Availability

Highway 25B, Heber Springs, AR 72543

- **Reduced lease rate: \$23.00/SF, NNN**
- Rent abatement and tenant improvement allowance available
- Suite size: 1,800 SF
- Contiguous to long-term corporate T-Mobile lease
- 4% tenant rep incentive
- New construction on Walmart Outparcel
- Traffic count: approximately 18,000 vehicles per day on Highway 25B

Contact Us:

Lee Strother, CCIM

+1 501 850 0703

lee.strother@ar.colliers.com

Andrew Wiechern

+1 501 850 0733

andrew.wiechern@ar.colliers.com

Alex Mehrabi

+1 901 371 1021

alex.mehrabi@ar.colliers.com

Colliers | AR

1 Allied Drive | Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

colliers.com/arkansas

Neighborhood Aerial

