

For Lease

Retail Property



Former Sally's Beauty Supply

131 Arkansas Blvd.
Texarkana, Arkansas 71854

Property Description

PRIME retail space now available!

Walmart Anchored Center;

GREAT location with high traffic from anchor;

Currently 2,142 sf available in former Sally Beauty Supply location;

Nearby businesses include Albertson's, Schlotzsky's, Lona John Silver's. CVS. Walgreen's. KFC. and

OFFERING SUMMARY

Available SF	2,142 SF
Lease Rate	\$17/psf/yr plus CAM, Taxes/Insurance

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,811	\$43,017
3 Miles	43,535	\$49,460
5 Miles	69,568	\$49,474

For more information

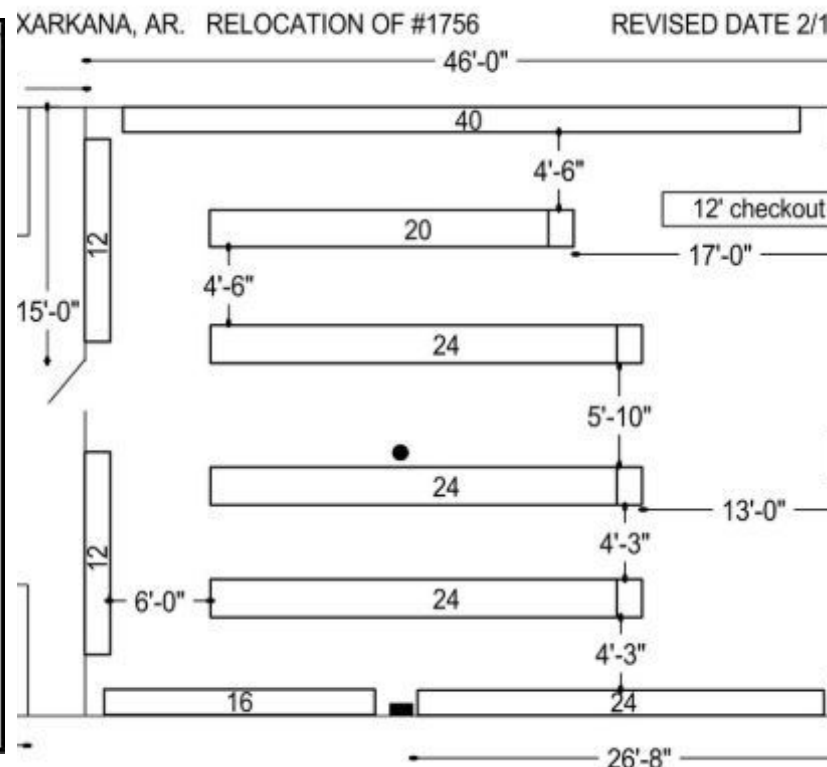
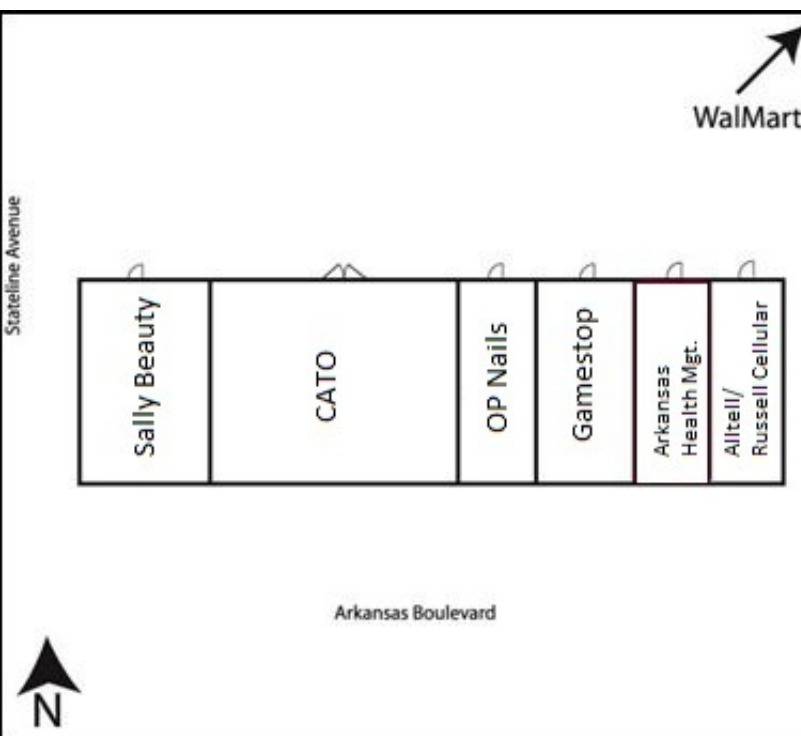
Jerry Brewer

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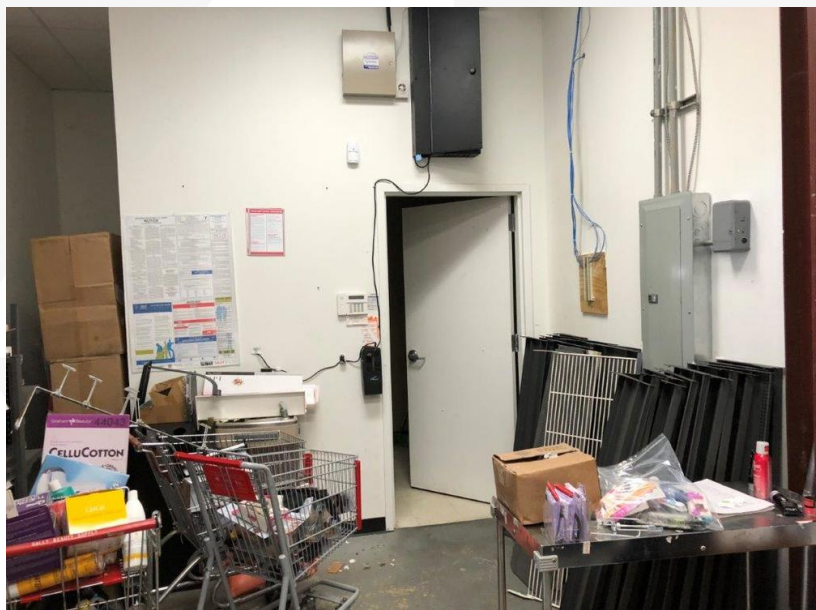
2,142 SF



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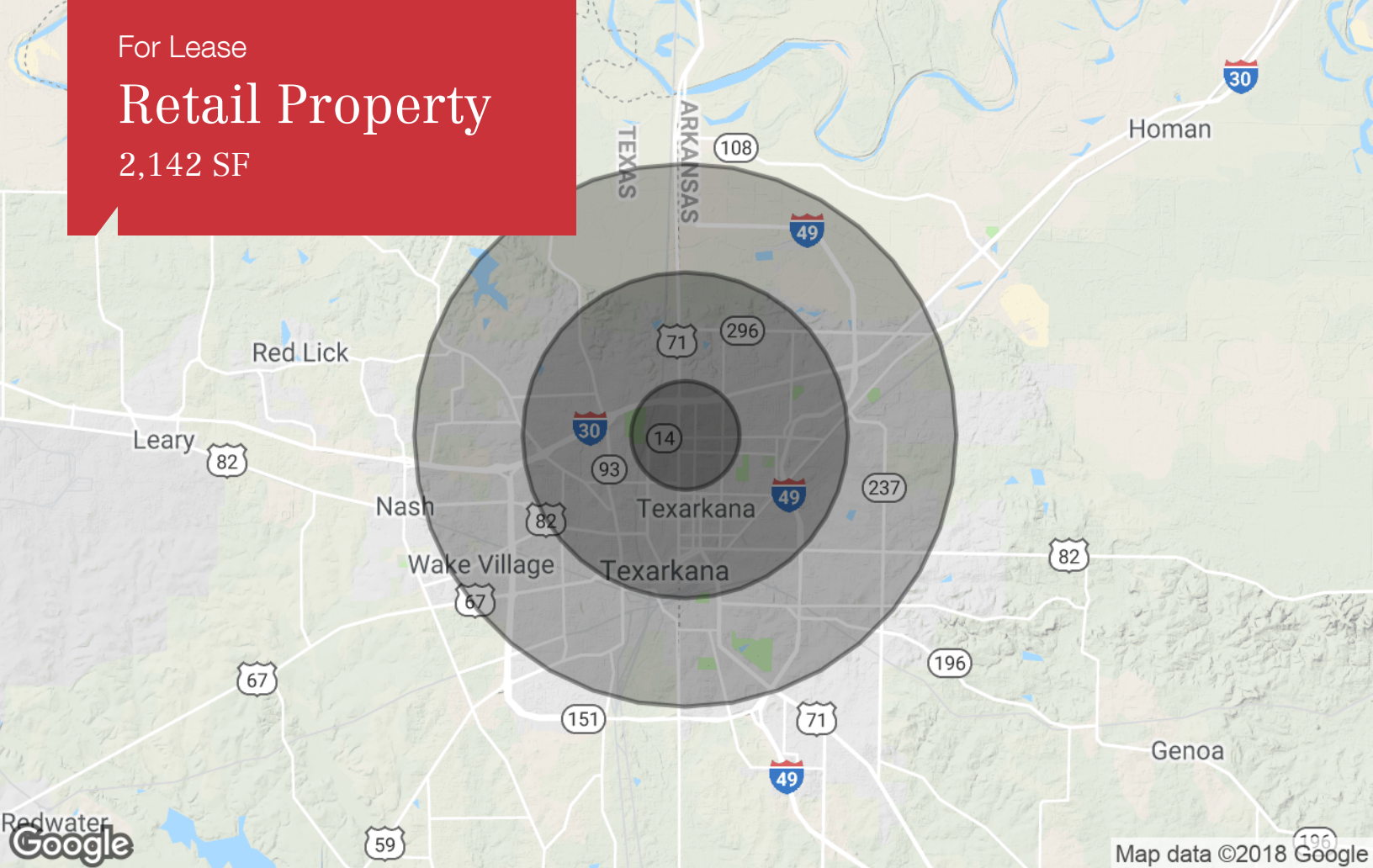
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2,142 SF



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,811	43,535	69,568
MEDIAN AGE	37.4	35.9	35.3
MEDIAN AGE (MALE)	35.0	34.4	32.9
MEDIAN AGE (FEMALE)	39.5	37.4	37.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,202	17,114	26,933
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$43,017	\$49,460	\$49,474
AVERAGE HOUSE VALUE	\$92,463	\$139,793	\$127,565

Race

	1 Mile	3 Miles	5 Miles
% WHITE	69.1%	58.0%	57.9%
% BLACK	29.4%	38.3%	38.5%
% ASIAN	0.0%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	1.2%	2.6%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.8%	4.7%	4.5%

* Demographic data derived from 2010 US Census

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