



Lease Rate:

\$16.00
PSF, NNN

CONTACT US

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FOR SALE/LEASE

**140 John Harden Drive,
Jacksonville, AR**

For Sale/Lease: Waterford Creek Center

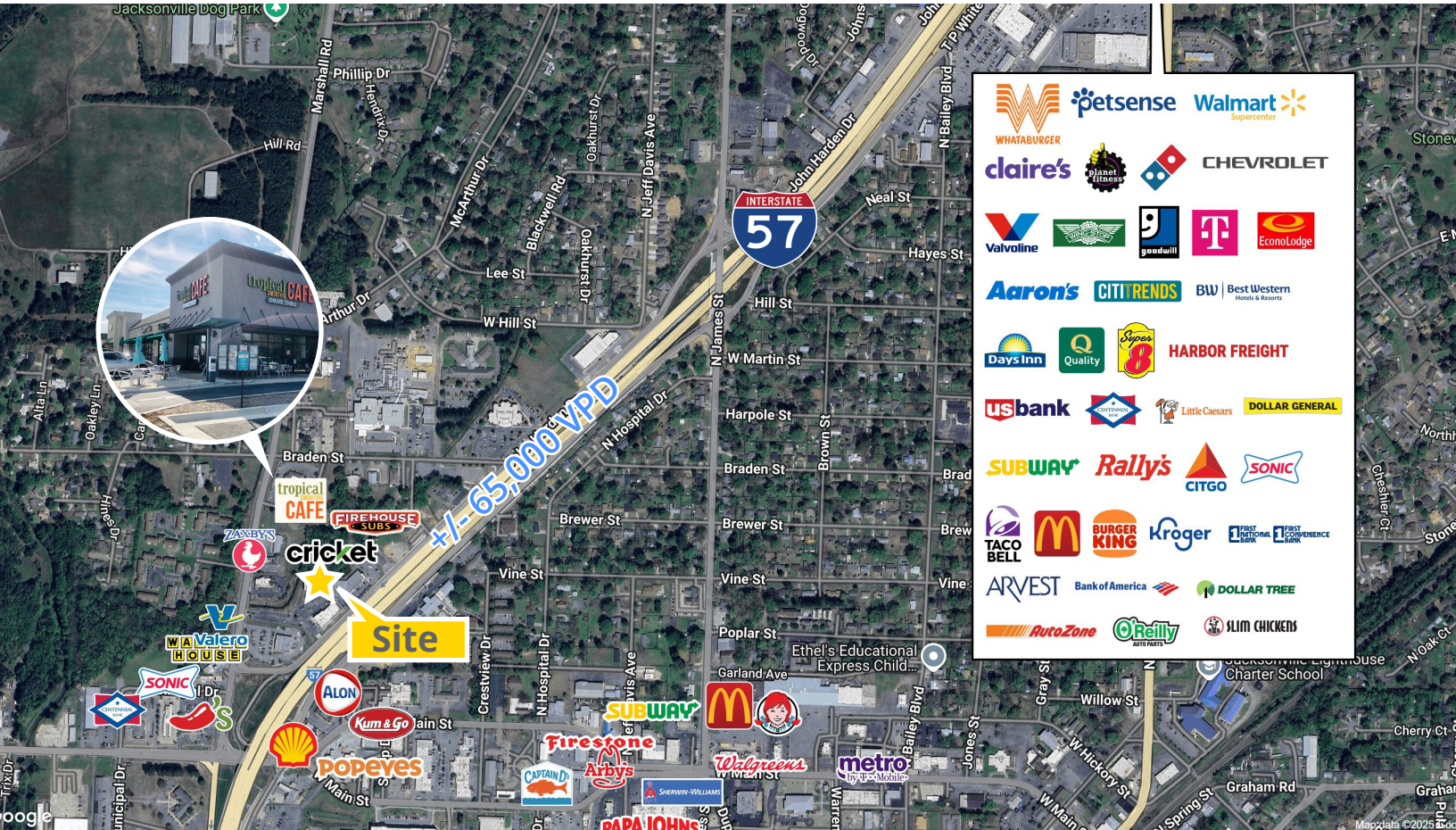
Features

- 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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FOR SALE/LEASE

Neighborhood Map



Area Demographics

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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)

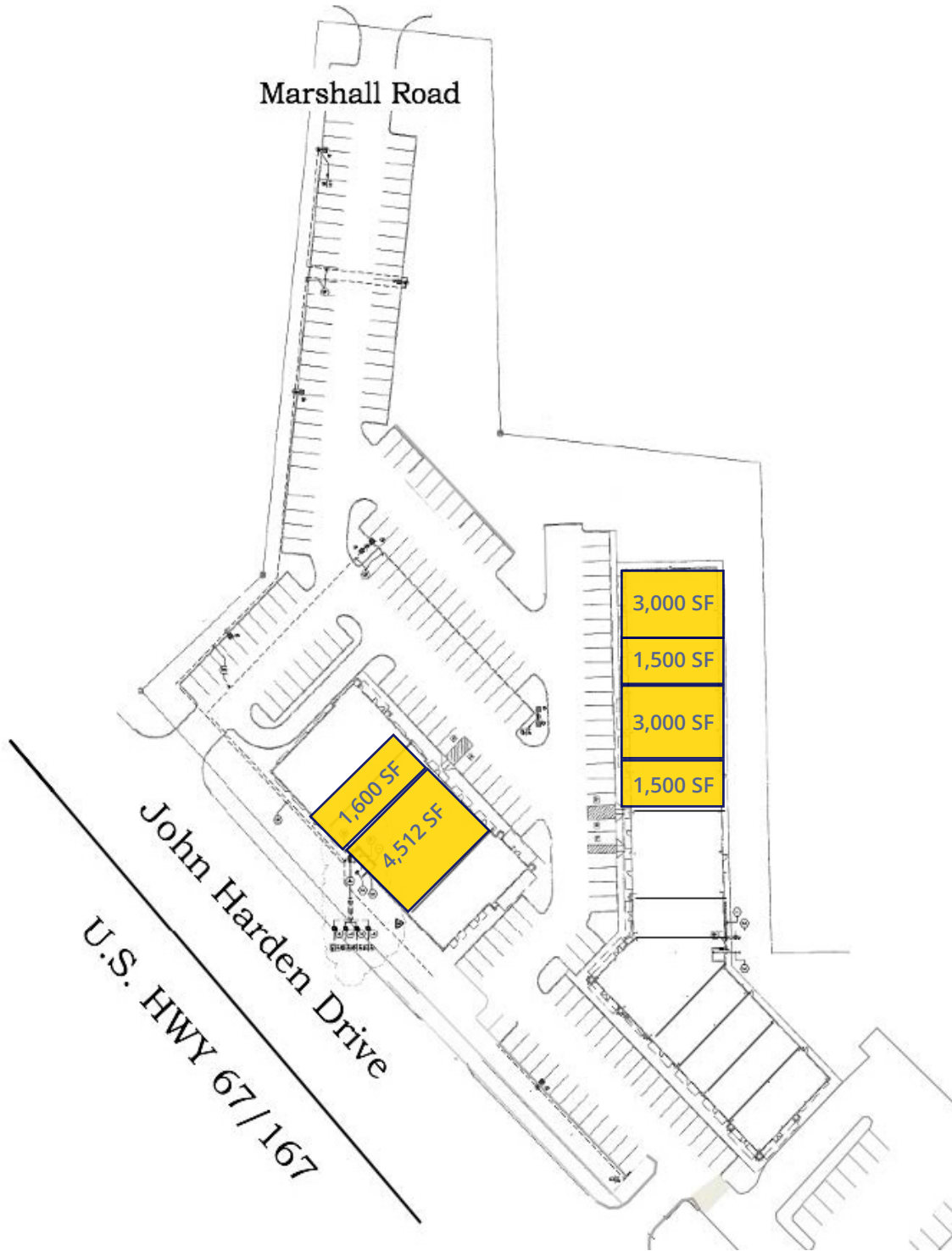
1 Mile	3 Mile	5 Mile
\$67,488	\$71,185	\$81,029



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Site Layout



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