



# For Sale/Lease

## Former Walgreens

1540 E. Race Ave, Searcy, AR

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### KEY FEATURES/HIGHLIGHTS

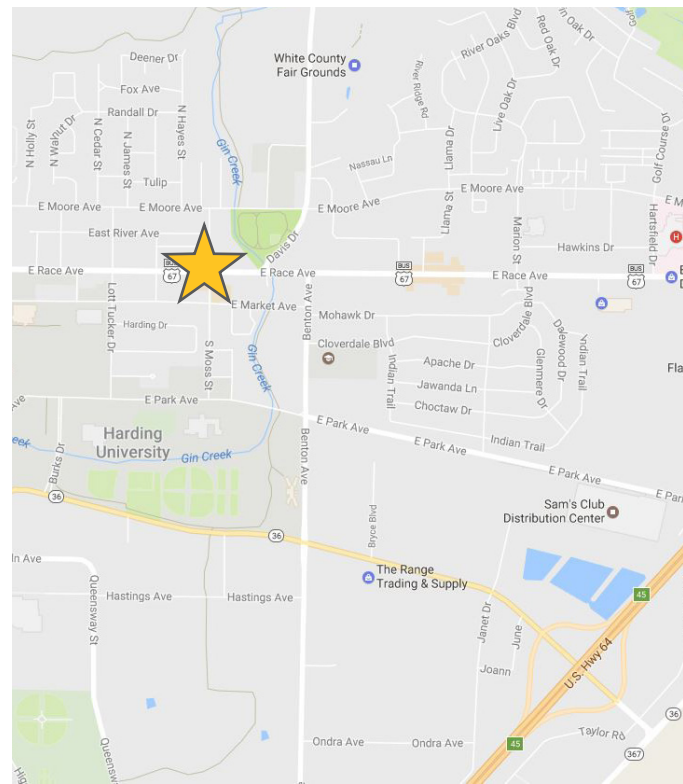
- › Sale price: \$2,650,000
- › Lease rate: \$12.00/SF, NNN
- › Building size: approx. 10,715 SF (will subdivide)
- › Lot size: +/- 1.91 acres
- › Drive-thru capability
- › Traffic count: approx. 15,000 vehicles per day on E Race Avenue
- › Zoning: C-4, Commercial
- › Located at a signalized intersection

# FOR SALE/LEASE > Retail Space

## DEMOGRAPHICS

2016	1 mile radius	3 mile radius	5 mile radius
Population	8,092	24,696	35,363
Total Households	2,271	9,085	13,130
Avg. Household Income	\$44,929	\$54,597	\$56,534

## NEIGHBORHOOD MAP



## CONTACT US

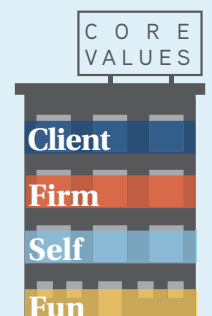
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