

FRED'S
ARMACY



BAKERY/DELI

TOBACCO

CONCRETE

CASHSAVERS

SHOE

TEEN GIFT

FRED'S

For Sale/Lease

Rare Big Box Opportunity

3301 W Main Place,
Russellville, AR 72801

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KEY FEATURES/HIGHLIGHTS

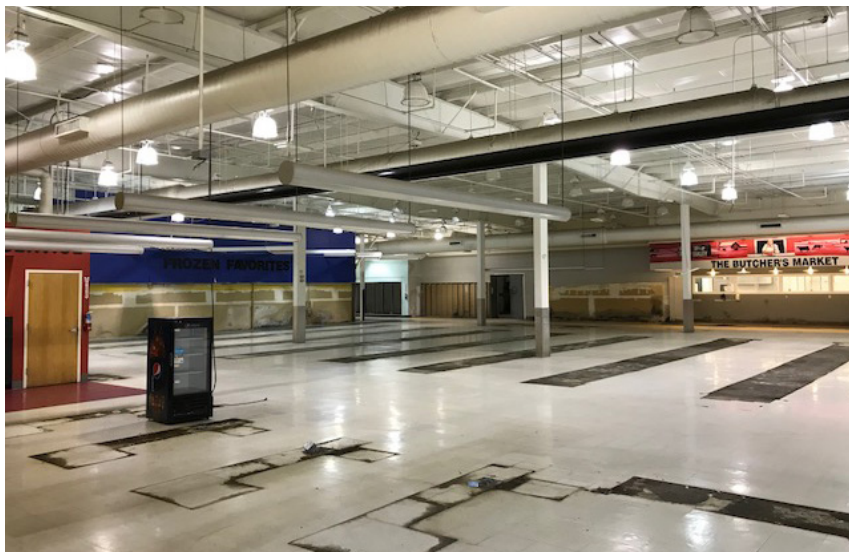
- > Sale price: \$2,175,000
- > Lease rate: \$5.00/SF, NNN
- > 28,000 SF available (former CashSavers)
- > Building size: approx. 43,000 SF
- > Lot size: approx. 3.51 AC
- > Zoning: "C-2," Commercial
- > Traffic count: approx. 19,000 vehicles per day on W Main Street
- > *Financials available upon request

FOR LEASE > Big Box Space Available

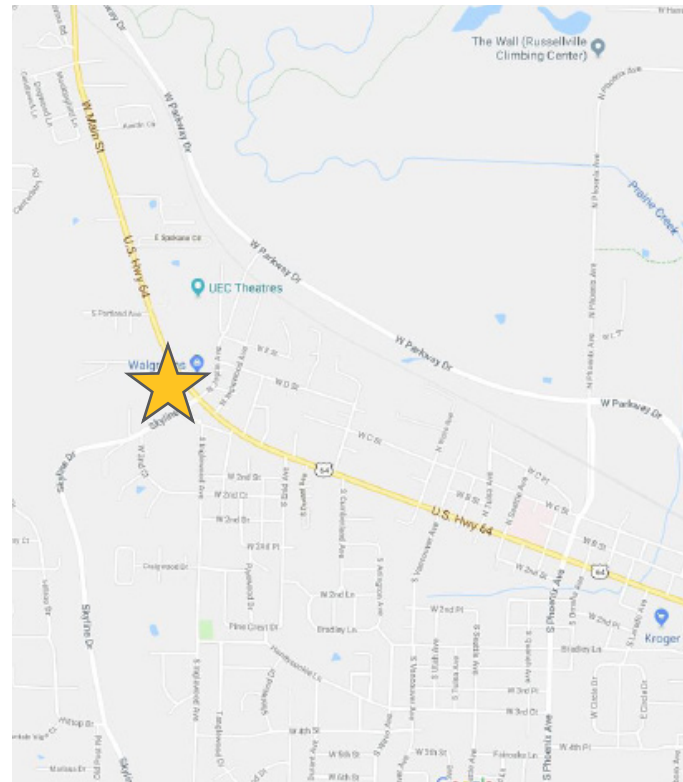
DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	4,460	25,154	37,302
Total Households	1,913	9,168	13,777
Avg. Household Income	\$71,058	\$58,694	\$56,618

PROPERTY PHOTOS



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