



COLLEGE PLAZA SHOPPING CENTER

Retail Portfolio For Sale

Mountain Home, AR

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KEY FEATURES/HIGHLIGHTS:

OZARK SHOPPING CENTER: \$1,450,000

COLLEGE PLAZA SHOPPING CENTER : \$2,800,000

- Both sites are centrally located in Mountain Home, AR
- Less than 3 miles from Arkansas State University
- Near several major retailers including Walmart Supercenter, Walgreens, and Hobby Lobby
- Both sites located off of Hwy 62 and minutes from Hwy 412
- Major tenants include Family Dollar, Dollar General, and MedExpress
- Offering Memorandum available upon request



OZARK SHOPPING CENTER

OZARK SHOPPING CENTER >



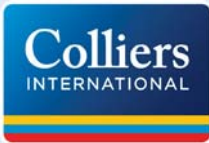
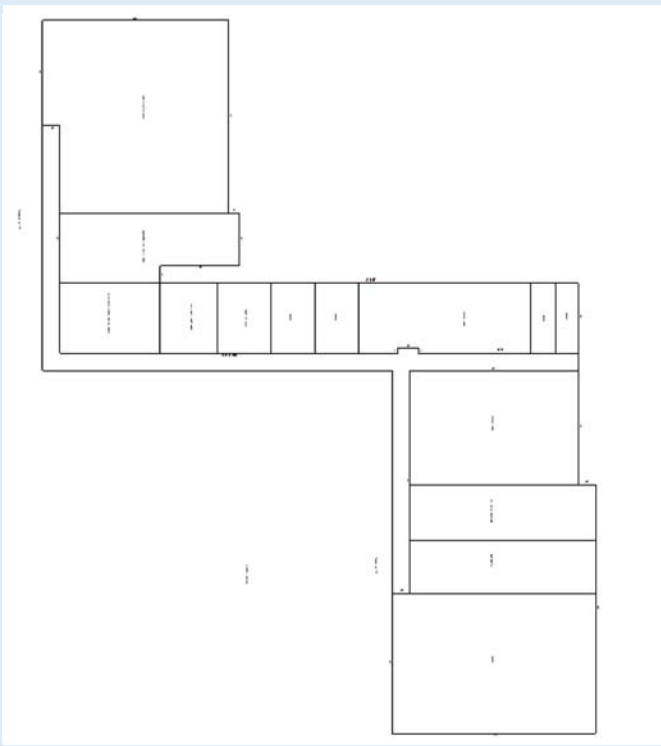
Parcel Outline >



Property Address:	305 South Main Street
Total Gross Building Square Feet:	55,856 +/- Square Feet
Rentable Square Feet:	49,644 +/- Square Feet
Site Acreage:	3.74 +/- Acres
Occupancy:	63.56% Occupied (Based On RSF)



Site Plan >



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Parcel Outline >



Site Plan >



Property Address: 370 N College Street
 Total Square Feet: 64,810 +/- Square Feet
 Site Acreage: 5.25 +/- Acres
 Occupancy: 73.9% Occupied



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