

# NorthPark Village Shopping Center

In-Line Retail for Lease at  
427 Highway 425, Monticello, AR



## CONTACT US

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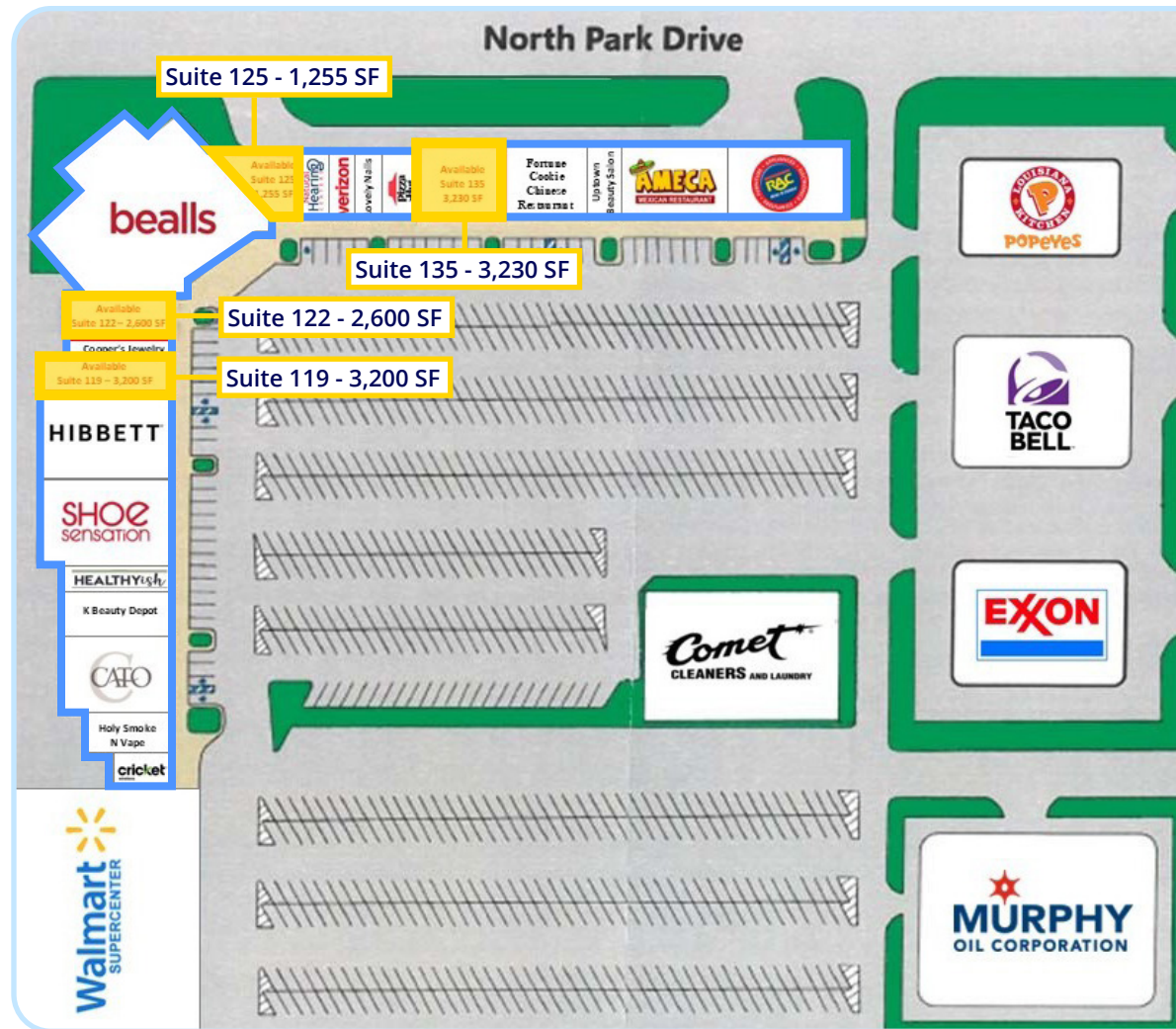
**Colliers | Hot Springs**  
835 Central Ave, Ste. 200  
Hot Springs, AR 71901  
P: +1 501 623 2200



# Property features

## Retail Space for Lease

- Available space from 1,255 SF - 3,230 SF
  - Suite 119: 3,200 SF
  - Suite 122: 2,600 SF
  - Suite 125: 1,255 SF
  - Suite 135: 3,230 SF
- Lease rate: \$14.00/SF, NNN
- Walmart shadow center
- Ample parking
- Pylon signage
- Located near University of Arkansas at Monticello
- Traffic count: approximately 17,000 vehicles per day traveling Highway 425



## Neighboring Tenants



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# Property aerial

## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
2,913	8,383	11,269



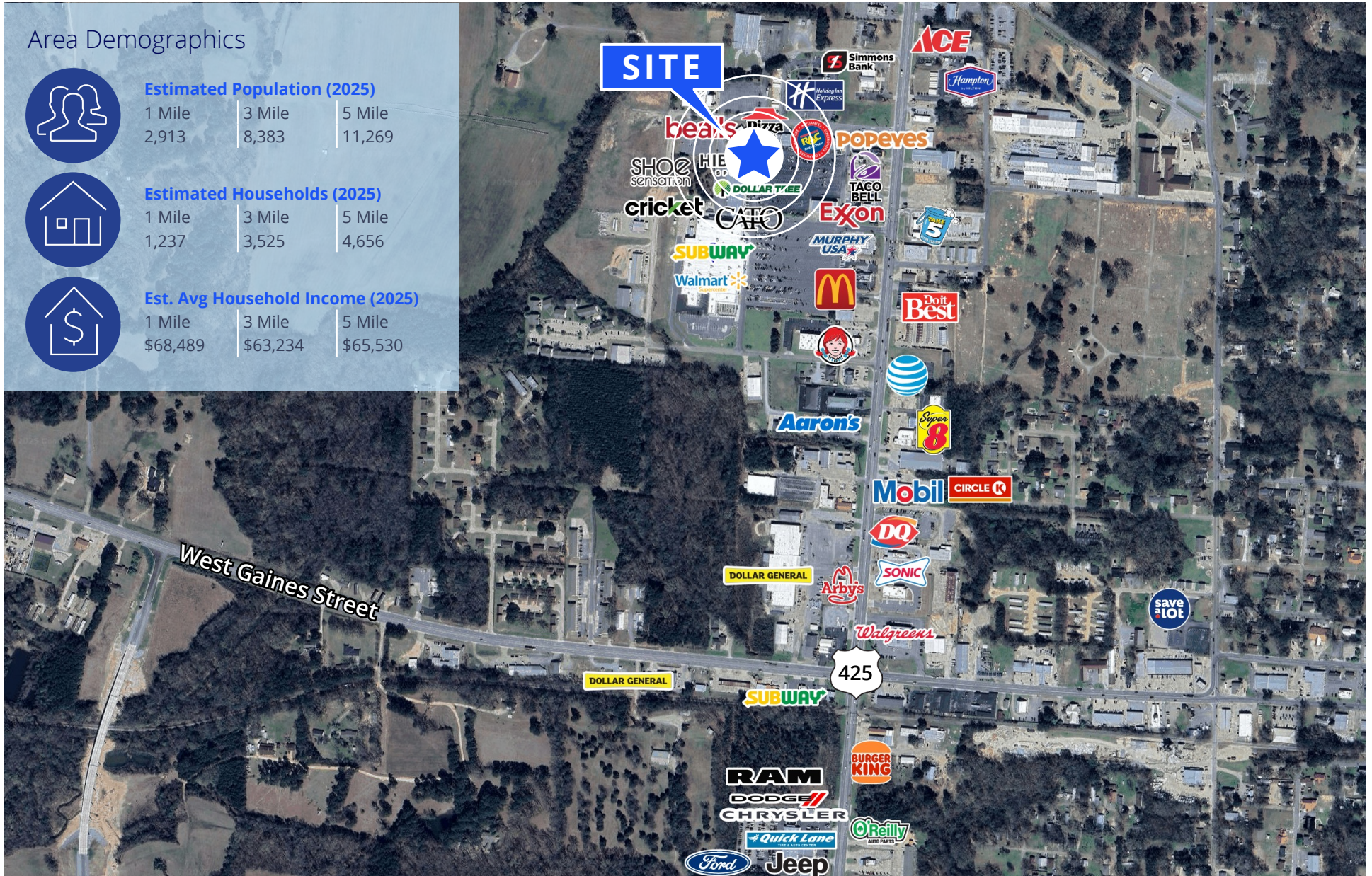
### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
1,237	3,525	4,656

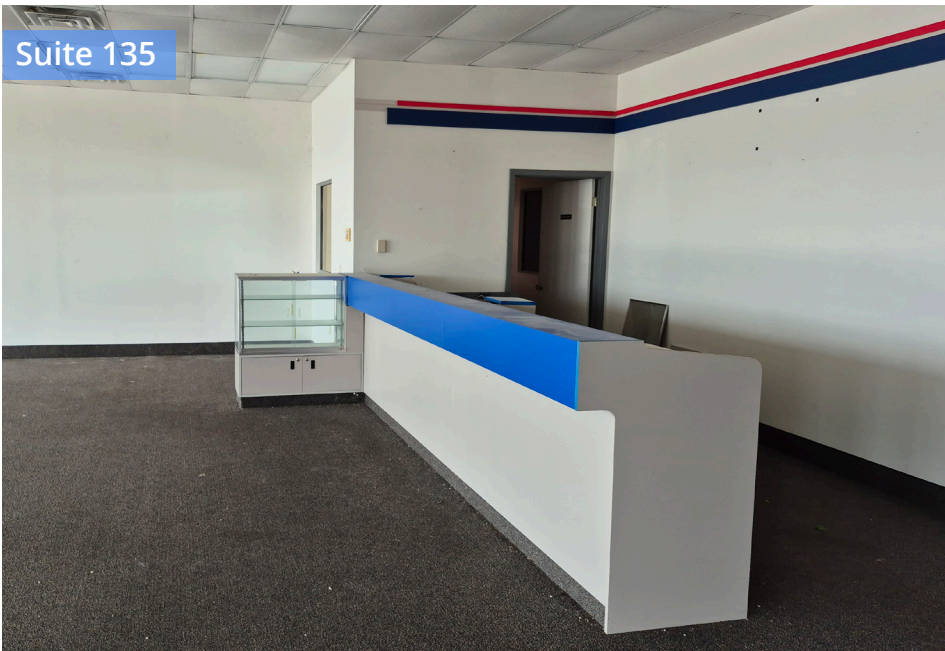


### Est. Avg Household Income (2025)

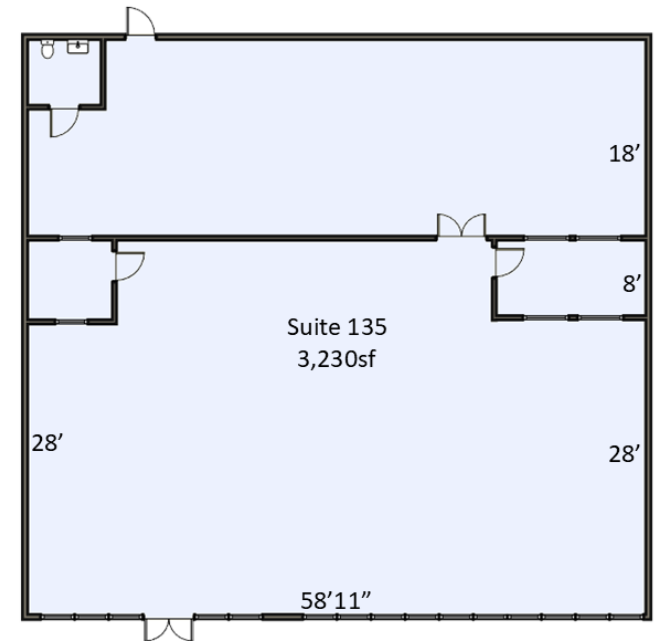
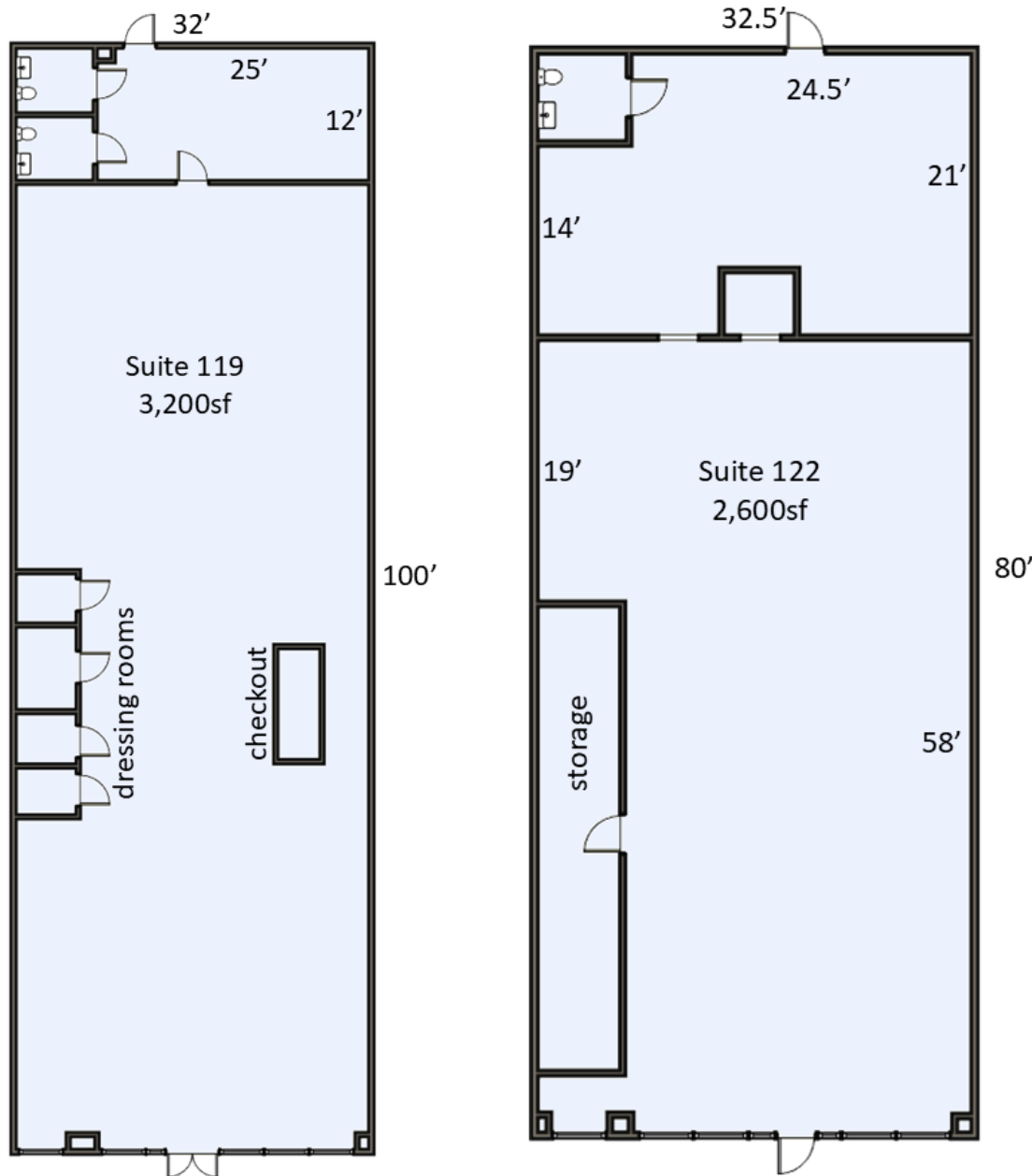
1 Mile	3 Mile	5 Mile
\$68,489	\$63,234	\$65,530



# Property photos



# Floor plans



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