



Suite 1



Retail Opportunity

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Bryant Walmart Shadow Center

3213 Main Street, Bryant, AR

Features:

- **Suite 1:** 2,800 SF
Lease rate: \$19.50/SF, NNN
- Great visibility from I-30
- Traffic count: approx. 94,000 vehicles per day along I-30
- Located in Bryant's main retail corridor
- Professionally managed by Colliers | AR
- Year built: 2005
- Select tenants include: Sports Clips, CATO, GameStop, The Honey Baked Ham Company, and Papa John's Pizza

1 Allied Drive, Suite 1500
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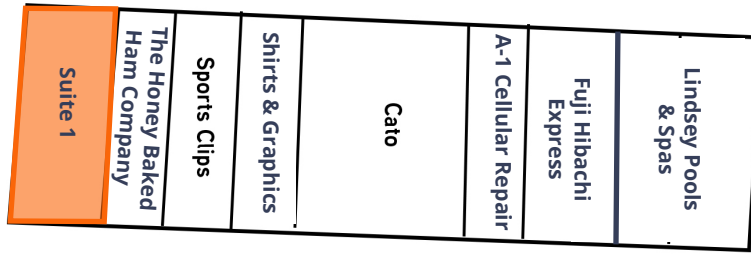
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For Lease

Site Plan

Available Suites

- Suite 1: 2,800 SF



2025 Demographics

	1 Mile	3 Mile	5 Mile
Population	5,993	31,661	64,235
Households	2,377	12,648	25,513
Avg. Household Income	\$104,709	\$107,447	\$104,588

Neighborhood Map



Contact us:

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