

Colliers



## Multi-Tenant Retail Center | Investment

*Adjacent to the Wal-Mart Supercenter*

700-744 North Sebastian Street West Helena, Arkansas 72390





## PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to acquire a multi-tenant retail center, HM Plaza, that is located on the main retail trade corridor of West Helena, Arkansas. The subject property is anchored by Home Hardware Center that totals approximately 40,000 square feet and recently extended their term to 2025. HM Plaza is adjacent to the Wal-Mart Supercenter along with other nearby quick service restaurants, retailers and other primary service providers.

## INVESTMENT HIGHLIGHTS

- HM Plaza –Multi-Tenant Retail Center
- Anchored by Home Hardware Center, 40,000 SF and Recently Extended Term to 2025
- Adjacent to the Wal-Mart Supercenter
- 53,200 total Square Feet
- Minimal Landlord Responsibilities; Anchor Tenant is NNN Lease
- Seven (7) Tenants with One Vacancy for Upside
- Primary Retail Corridor, with Excellent Visibility
- Demographics – 13,352 Residents within a 5 Mile Radius
- Traffic Count along Sebastian Street in Excess of 11,000 VPD

### PRICING

List Price \$2,626,395

NOI \$210,112

CAP Rate 8.00%

### OPERATING EXPENSES

Annual Rent \$220,800

Expense Reimbursements \$42,754

**Effective Gross Income \$263,554**

### Operating Expenses

Taxes \$18,696

Insurance \$16,766

CAMs \$7,980

Mgmt Fee \$10,000

**Total Operating Expenses \$53,442**

**Net Operating Income \$210,112**

### PARCEL DETAILS

APN (Parcel No.) TBD

Building Size 53,200 SF

Land Size TBD



## RENT ROLL | HM Plaza - Multi-Tenant Retail Center

SUITE	TENANT	LEASE TYPE	BLDG SF	LEASE START	LEASE EXPIRATION	CURRENT RENT	ANNUAL RENT PSF	NOTES
1	Home Hardware Center	NNN	40,000	5/18/2020	5/17/2025	\$120,000	\$3.00	
2	Rent-A-Center	Gross	3,600	8/1/2017	7/31/2022	\$34,800	\$9.67	
3	Kristi Hart	Gross	2,400	4/1/2022	3/31/2027	\$14,400	\$6.00	
4	Cricket Wireless	Gross	2400	9/1/2019	8/31/2022	\$14,400	\$6.00	
5	T&T Nails	Gross	1,600	12/1/2018	11/30/2023	\$10,800	\$6.75	
6	Butcher Block	Gross	3,200	4/1/2022	3/31/2027	\$19,200	\$6.00	
8	Southern Bancorp ATM	Gross	-	4/1/2021	3/31/2026	\$7,200		ATM in parking lot
Totals			53,200			\$220,800		





# TENANT PROFILES



*Home Hardware Center | [www.homehardwarecenter.com](http://www.homehardwarecenter.com)*

Started in 1984 in Ferriday, Louisiana, Home Hardware Center began with just four employees and a simple concept. Jim Smith realized that small towns near him were in need of a store that provided the needs for the contracting trade, the do-it-yourselfers and homeowners. He also believed that his staff was there to help customers through their entire shopping experience. Over the years the company has made several changes. Through acquisition and new construction, Home Hardware Center has grown from one store to twenty three and from those first four employees to more than three hundred.

*Home Hardware Center joined the Central Network Retail Group of stores in May of 2011.  
Home Hardware Center celebrated its 30th Anniversary in 2014!*



# TENANT PROFILES

*Rent-A-Center | [www.rentacenter.com](http://www.rentacenter.com)*

Rent-A-Center is an American public furniture and electronics rent-to-own company based in Plano, Texas. The company was incorporated in 1986 and as of 2018 operates approximately 2,400 company-owned stores in the United States, Puerto Rico and Mexico.



*Cricket Wireless | [www.cricketwireless.com](http://www.cricketwireless.com)*

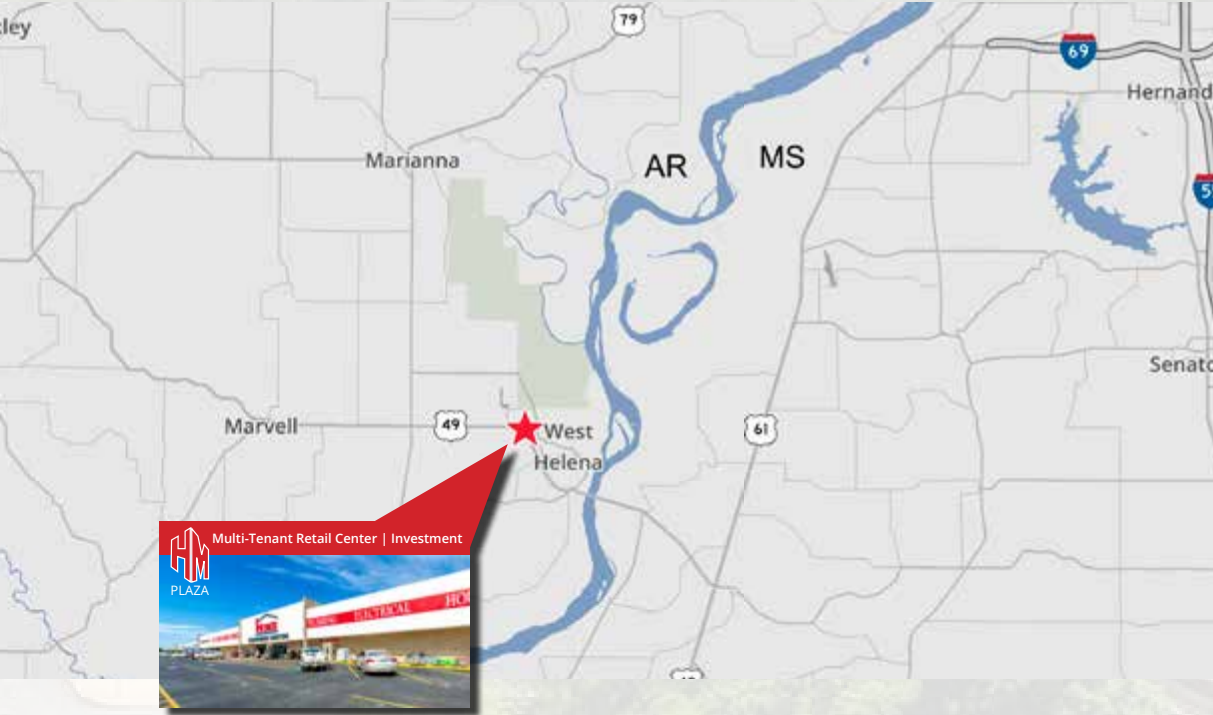
Cricket Wireless is an American wireless service provider, owned by AT&T. It provides wireless services to ten million subscribers in the United States. Cricket Wireless was founded in March 1999 by Leap Wireless International. AT&T acquired Leap Wireless International in March 2014, and later merged Cricket Wireless operations with Aio Wireless.



# CITY OF WEST HELENA

Helena serves as the County seat for Phillips County, Arkansas and is home to just over 12,000 people. There are a multitude of reasons to explore Helena including but not limited to: historic downtown Cherry St., unique natural assets, most notably the Mississippi River, rich blues heritage best explored at the Delta Cultural Center and the Helena Museum of Phillips County. Numerous Civil War Helena sites offer a unique “you were there” perspective, and tell more than just the typical story. Helena is probably best known for its people and its small town hospitality.

Lying in a valley of Crowley’s Ridge, a geological formation, Helena-West Helena’s hilly landscape distinguishes it from the typically flat marshlands of most Mississippi and Arkansas Delta towns. The current city represents a consolidation, effective on January 1, 2006, of the two Arkansas cities of Helena and West Helena.



# CITY OF WEST HELENA

*Economy*  
Median household income in Helena-West Helena, AR is \$29,320. In 2019, the county with the highest Median Household Income in Helena-West Helena, AR was Benton County, AR with a value of \$69,130, followed by Saline County, AR and Lonoke County, AR, with respective values of \$66,327 and \$62,532.

The economy of Helena-West Helena, AR employs 6.71k people. The largest industries in Helena-West Helena, AR are Health Care & Social Assistance (1,059 people), Educational Services (969 people), and Retail Trade (939 people), and the highest paying industries are Utilities (\$65,110), Professional, Scientific, & Technical Services (\$48,154), and Transportation & Warehousing, & Utilities (\$39,637).



## WEST HELENA DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	4,428	9,257	13,352
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	1,738	3,601	5,189
INCOME 2021	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$39,732	\$46,227	\$46,380
Median Household Income	\$23,809	\$26,931	\$27,064
BUSINESS FACTS 2021	1-MILE	3-MILE	5-MILE
Total # of Businesses	189	315	522
Total # of Employees	1,623	3,271	4,883

# CITY OF WEST HELENA

## Festivals & Events

Helena is home to some of the most-loved music festivals in a locale unlike any other. From the grassy slopes of the Mississippi River levee amphitheatre, you can see the mighty Mississippi River to one side and Helena’s historic downtown storefronts on the other. This backdrop is host to two major annual festivals and a number of smaller festivals and events.

## Museums

The Delta region is rich in culture and history which can be explored in both of Helena’s museums: the Delta Cultural Center and the Helena Museum.

## Shopping

Helena is home to some of the best boutiques and gift shops in the Mississippi and Arkansas Delta. Most of the shopping is concentrated on Cherry St. in downtown Helena and in the Midland Heights district. Whether you’re looking for King Biscuit Blues Festival souvenirs, antique collectibles, or handmade jewelry, there is something for everyone.

## Dining

From BBQ and burgers to soul food, Helena’s food scene is rooted in American culinary staples. After touring historic sites, visitors are always happy to learn that Helena is blessed with downhome cooking galore.



This Offering Memorandum contains select information pertaining to the business and affairs of 700-744 North Sebastian Street West Helena, Arkansas 72390. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 700-744 North Sebastian Street West Helena, Arkansas 72390 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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