

RETAIL PROPERTY FOR LEASE

301 NORTHPORT



OFFERING SUMMARY

Available SF:	± 2,600 - 5,200 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	± 1.67 Acres
Year Built:	2006
Building Size:	± 8,736 SF
Zoning:	C-3

PROPERTY OVERVIEW

Approximately 5,200 SF retail space for lease with a starting rate of \$25/SF tenant finish out allowance. Any additional TI is negotiable based on term of lease. Space is sub dividable into two 2,600 SF suites. Approximately 30 parking spaces and owner will add an additional 20 spaces to accommodate a tenant.

PROPERTY HIGHLIGHTS

- Adjacent to U.S. Pizza in Cabot, AR
- Within close proximity of shopping, dining, retail, and services
- Suitable for Retail or Office users
- TI is negotiable



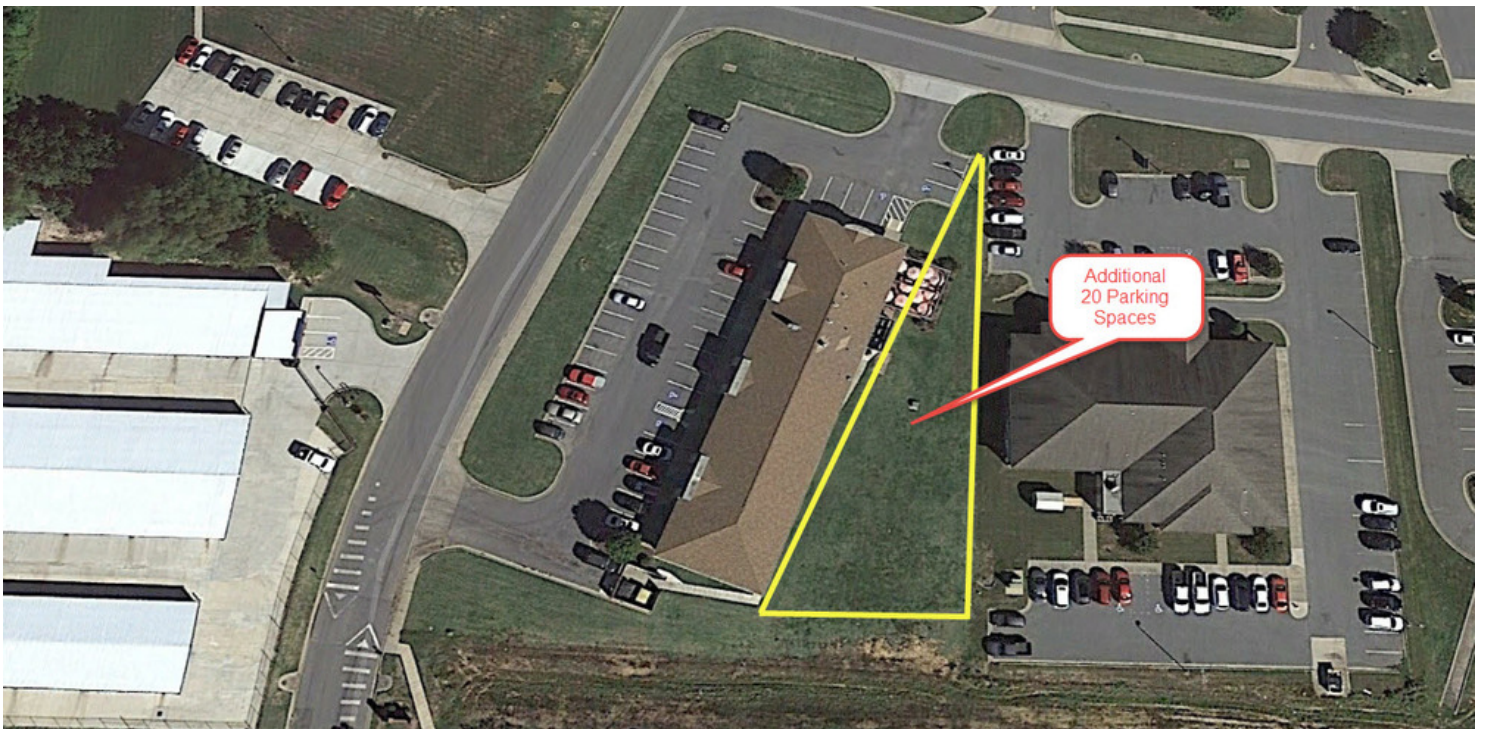
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CABOT, ARKANSAS

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