

RETAIL / RESTAURANT FOR SALE OR LEASE

1801 T P White Dr.
Jacksonville, AR

CONFIDENTIAL LISTING



EXCLUSIVELY LISTED BY:

Fletcher Hanson Principal & Executive Managing Director **501.376.6555** fhanson@newmarkmtp.com

Greyson Skokos Associate Director **501.376.6555** gskokos@newmarkmtp.com

George Friedmann Associate **501.376.6555** gfriedmann@newmarkmtp.com

 **Newmark**
Moses Tucker Partners

200 River Market Avenue, Suite 501
Little Rock, Arkansas 72201
www.newmarkmtp.com

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Available SF:	± 3,556 SF
List Price:	\$380,000
Lease Rate:	\$12.00/SF
Lease Type:	NNN
Lot Size:	± .50 Acres
Parking:	± 39 Spaces
Year Built:	1997

PROPERTY HIGHLIGHTS

- Strategically located along T P White Dr. (130' of frontage) and accessible from N. 1st St.
- Visible along Highway 67/167 (51,000 VPD)
- Drive-thru equipped
- Surrounded by many national and regional retailers

PROPERTY OVERVIEW

The property is strategically located along T P White Dr. and easily accessible from N. 1st St. and Highway 67/167. 1801 T P White Dr. is bound by many national retailers, hotels, and professional service users. Additionally, the property is 1.5 miles from the Little Rock Air Force Base.

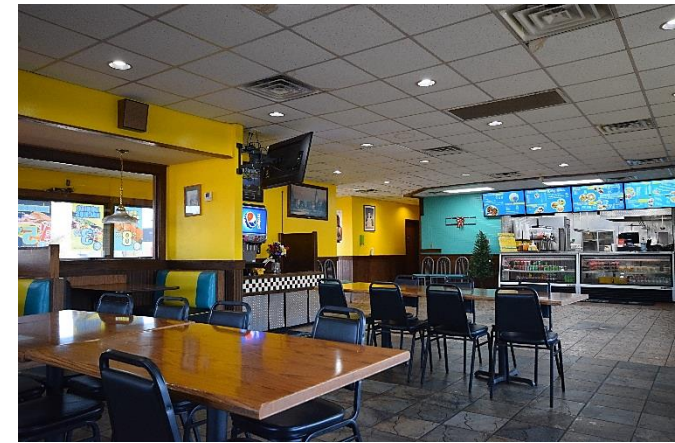


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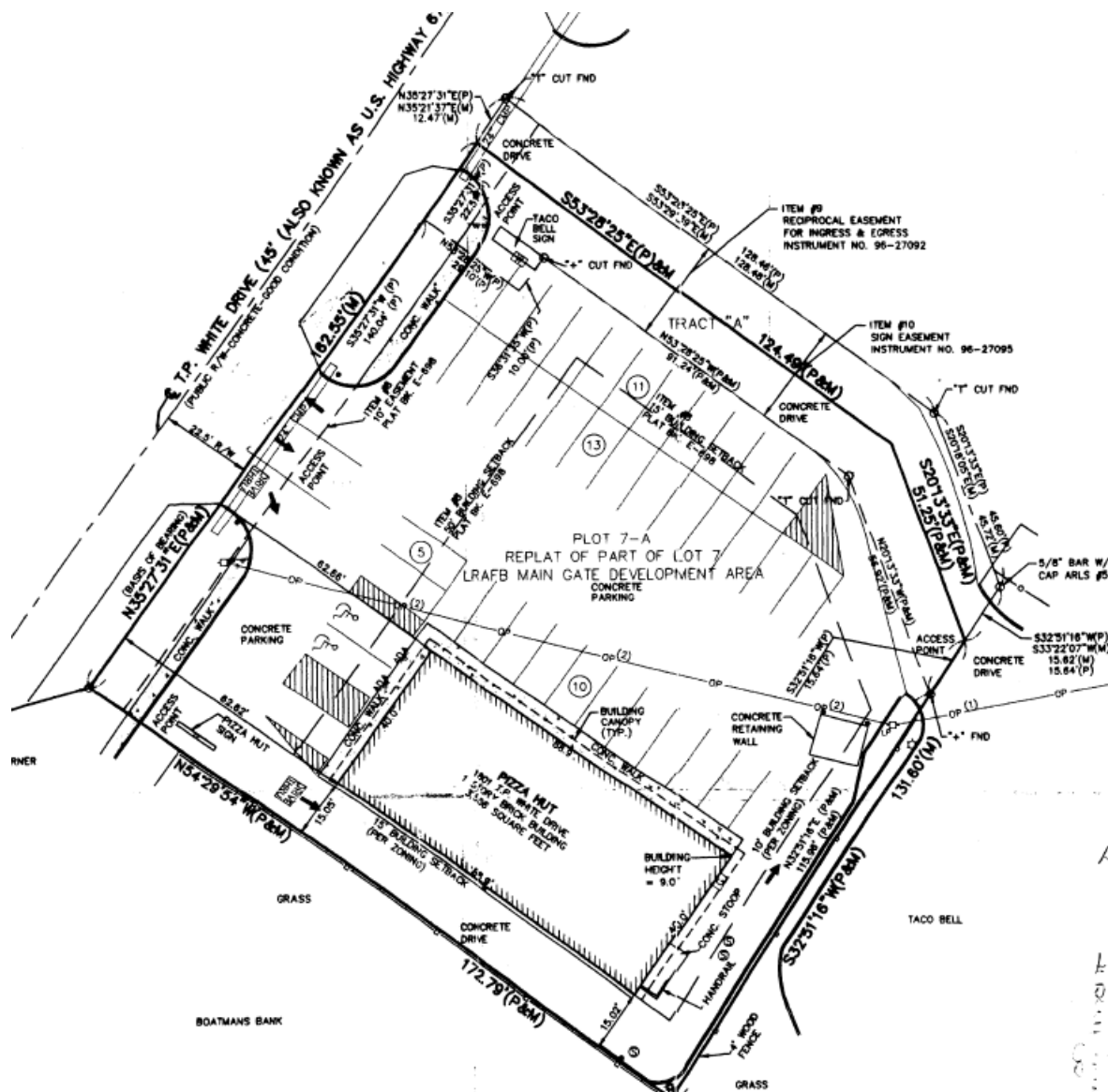
PROPERTY PHOTOS



Fletcher Hanson Principal & Executive Managing Director 501.376.6555 fhanson@newmarkmtp.com
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LOCATION MAP

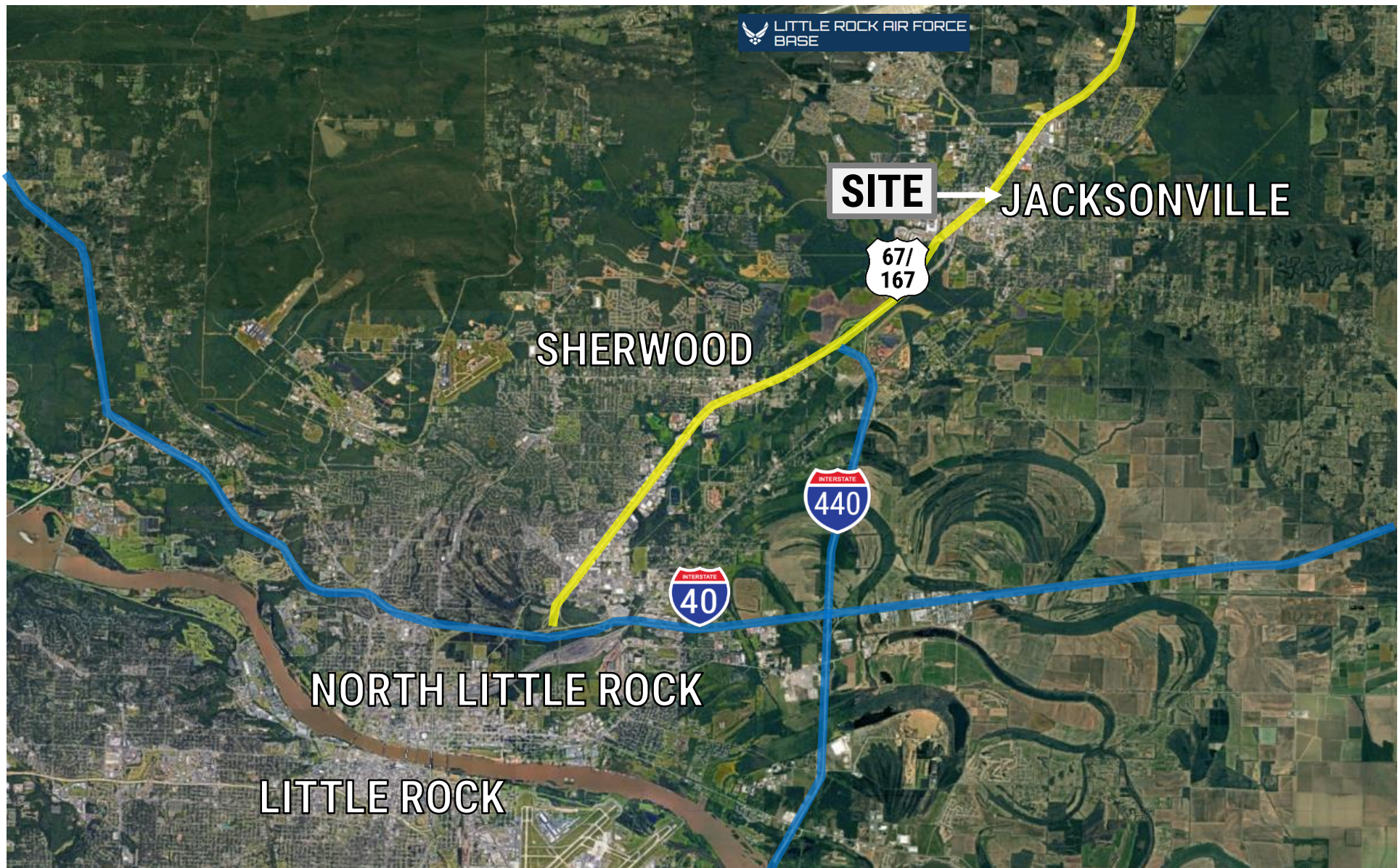


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AERIAL MAP

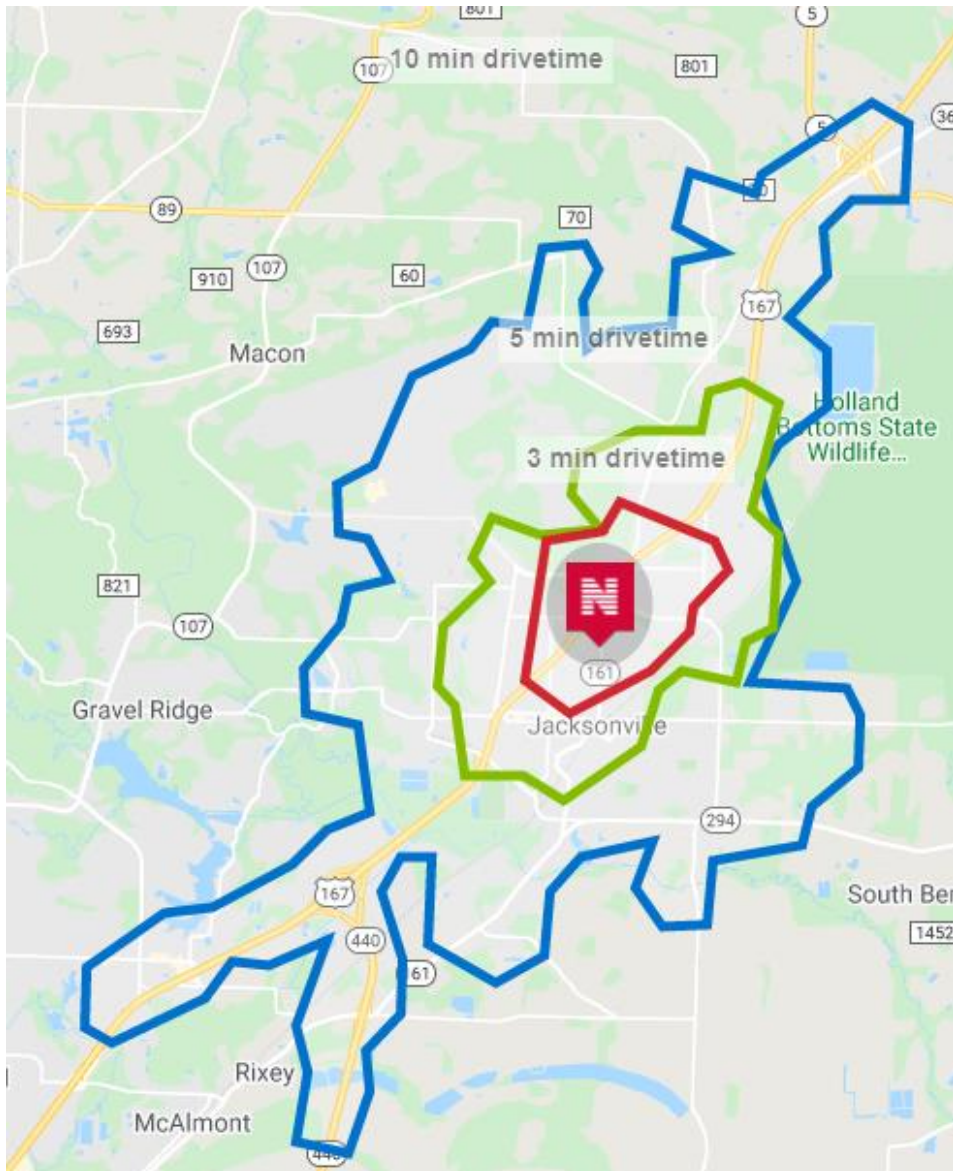


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DEMOGRAPHICS



DEMOGRAPHICS	3-Min Drive	5-Min Drive	10-Min Drive
Total Population	6,268	14,348	28,315
Total Households	2,833	6,345	11,970
Daytime Employees	2,728	6,719	10,981
Average Household Income	\$57,486	\$50,928	\$49,323
Median Household Income	\$53,482	\$49,929	\$50,442
Household Expenditure	\$136.01 M	\$279.68 M	\$516.75 M
Retail Expenditure	\$64.32 M	\$132.18 M	\$244.47 M



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