

FOR SALE/LEASE



WEST HELENA PLAZA

U.S. HWY 49 and Quarles Lane West Helena, Arkansas 72390

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WEST HELENA PLAZA **PROPERTY INFORMATION**



Premier retail location adjacent to and fronting a Wal-Mart Super Center at the intersection of US-49 Bus (Sebastian St) and Quarles Lane. The Property offers tenants excellent visibility and convenient access from highly trafficked West Helena, AR thoroughfares.

LOCATION

US Highway 49 & Quarles Ln
West Helena, AR 72390

BUILDING SIZE

±15,825 SF

LAND SIZE

±1.20 Acres

RENTAL RATE

Negotiable

NNN=\$1.64/SF/YR

TRAFFIC COUNTS

Highway 49 ±12,000 VPD

AREA RETAILERS:



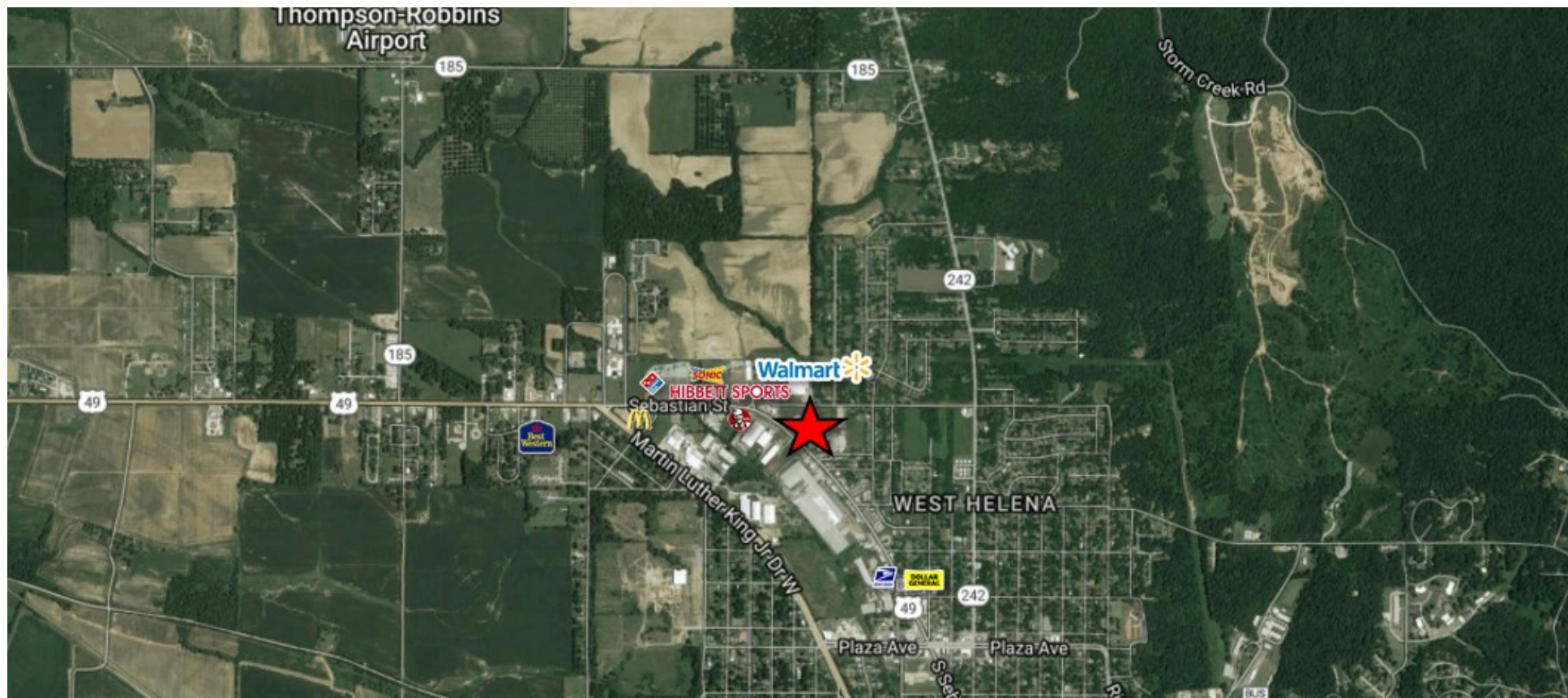
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WEST HELENA PLAZA PROPERTY INFORMATION



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Estimated Population | 3,552 | 8,940 | 12,940 |
| Estimated Households | 1,486 | 3,722 | 5,406 |
| Avg HH Income | \$50,582 | \$47,259 | \$49,104 |
| Total Businesses | 180 | 335 | 564 |
| Total Employees | 1,569 | 2,990 | 4,693 |

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