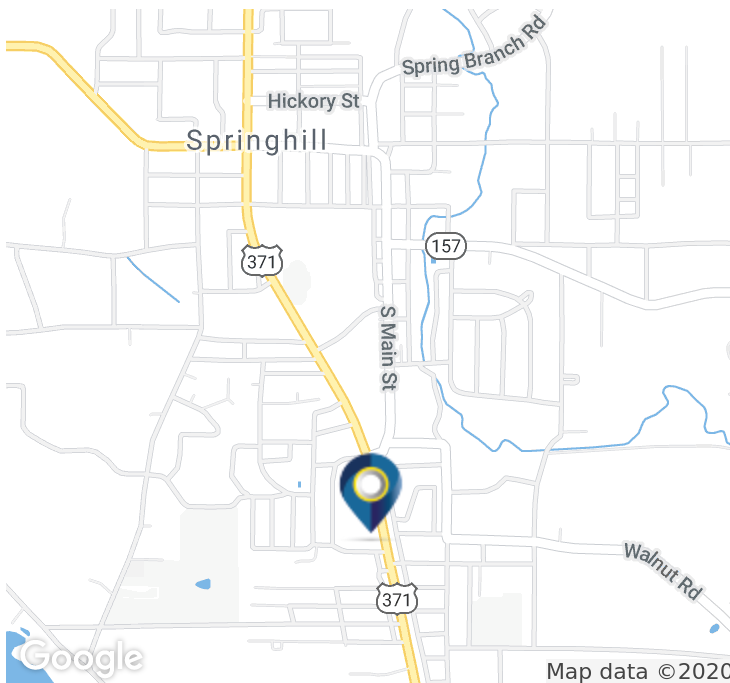




# RETAIL FOR LEASE/SALE

1190 South Arkansas Street  
Springhill, LA 71075



## PROPERTY OVERVIEW

This free-standing building is in excellent condition and was a build-to-suit for Fred's Super Dollar store. The building contains 16,799 total square feet with 15,049 square feet available for lease and the remaining 1,750 square feet leased to Fred's Pharmacy. The operating pharmacy brings in a high volume of traffic and there is ample parking space. DOT Traffic count for 2016 is 8,600 VPD. It is a 5-year minimum lease term and TI allowance is available pursuant to acceptable lease terms.

## LOCATION OVERVIEW

This property is located on South Arkansas Street (Highway 371), a major thoroughfare in the area offering connectivity to many neighboring towns. The retail space is located in a highly trafficked area and surrounded by many neighboring amenities.



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## PROPERTY DETAILS

Property Name:	Fred's Super Dollar
Submarket:	Springhill
Building Size:	16,799 SF
Lot Size:	4 Acres
Sales Price:	\$1,600,000
Price Per SF:	\$106.32/SF
Available SF (Lease):	15,049 SF
Lease Rate:	\$11,000 Per Month
Lease Type:	NNN
Cross Streets:	South Arkansas Street (Highway 371) and Southwest 3rd Street
Traffic Count:	8,600
Parking Type:	Surface
Parking Spaces:	30



## HIGHLIGHTS

- 15,049 SF Retail Space Available
- Excellent Condition
- Highly Trafficked Area
- Surrounded By Many Neighboring Retailers, Restaurants, and Amenities

[Click Here for Additional Information](#)

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As a licensed REALTOR® with over 20 years of experience in the industry, Emily has considerable expertise in the selling and leasing of commercial properties. She offers valuable services to clients including in-depth market analysis, marketing plans and implementation, consultation, tenant representation, planning coordination, negotiation and transaction comparison services. Emily has developed effective relationships with many international, national, regional and local real estate firms as well as economic development, community planning and similar organizations. These relationships combined with her in-depth knowledge of local and regional real estate markets enable Emily to deliver unlimited opportunities to her clients.



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Sealy Real Estate Services (SRES), the brokerage division of Sealy & Company, is a real estate brokerage firm serving commercial, industrial, and investment clients exclusively. Since 1946 Sealy has been committed to providing exemplary professional property brokerage and management services.

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