

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. ♦ Cabot, AR

Fax 501.843.1516

## FOR LEASE

209 S. SECOND ST. - CABOT, AR 72023

### Downtown Retail

LEASE PRICE:  
**\$3,000 per  
month**

Triple Net Lease



### CENTRAL LOCATION

Retail - Wholesale - Service

- ♦ 7,000sf Open Retail Space w/easy access from adjacent streets.
- ♦ Located across the street from new Sonic Drive-In.
- ♦ Est. traffic count of 12,000 vpd.; Population over 26,000 in 3 mile radius.
- ♦ 11'9" Ceiling Height, Loading Dock, & 4' Utility Door.

#### DIRECTIONS:

Hwy 67/167N to Exit 19 in Cabot. Stay right onto Main St/Hwy 89. Turn right onto S. Second/Hwy 367. Property ahead on left, next to Fred's Dept. Store.



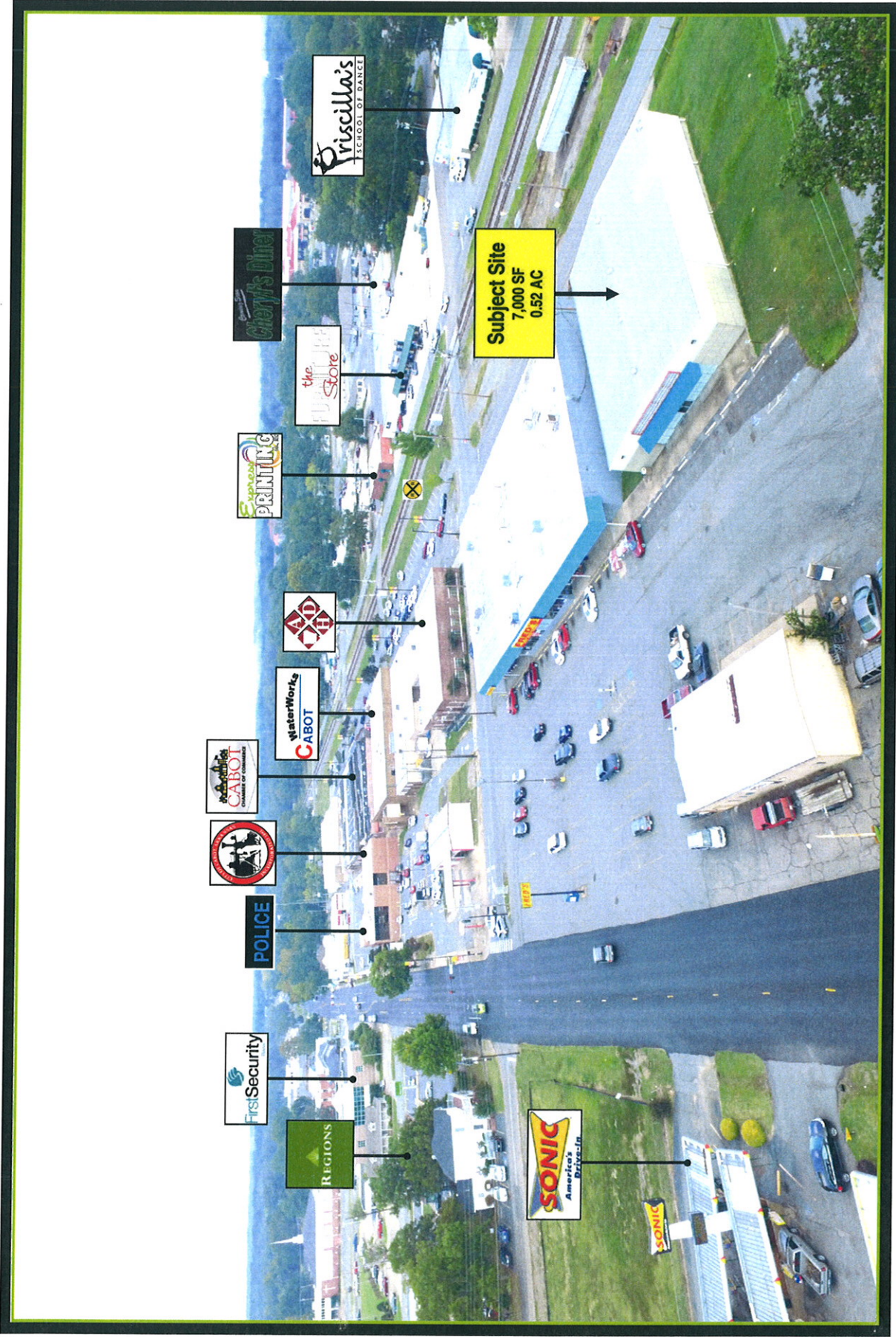
Ted Arnett  
Principal Broker   
ted.arnett@yahoo.com

www.ARNETTREALTY.COM

Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.

**Property Location:**

209 S. SECOND ST. - CABOT, AR 72023



**ARNETT REALTY & INVESTMENTS**

*Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.*

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. ♦ Cabot, AR

Fax 501.843.1516

## Retail Space

**7,000 Sf**  
*0.52 Acres*

LEASE PRICE:

**\$3,000 per  
month**

*Triple Net Lease*



**209 S. SECOND ST.  
CABOT, AR 72023**

### Retail Area:

6,168 Sf  
Mens/Womens Restrooms  
Pegboard Walls  
Drop Fluorescent Lighting  
15' Sidewalls  
17' Center Height  
11'9" Ceilings  
9' Clearance (below lights)



### Storage/Receiving Area:

832 Sf  
4' Utility Door  
Loading Dock  
Gas Heater



### Exterior:

4' x 30' Electronic Sign  
Double Door Entry  
Glass Storefront  
Front Awning  
35 Paved Parking Spaces

Ted Arnett  
Principal Broker   
[ted.arnett@yahoo.com](mailto:ted.arnett@yahoo.com)

[www.ARNETTREALTY.COM](http://www.ARNETTREALTY.COM)

*Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.*