

WAREHOUSE/NNN INVESTMENT FOR SALE



1102 Franklin Street

Pine Bluff, AR

AVAILABLE

3,200 SF

PRICE

\$375,000

COMMENTS

- Located at diamond interchange off I-530.
- Great Investment Property.
- NNN lease.
- Nice well built warehouse.
- Zero landlord responsibility.
- Tenant is one of the top producing locations in the nation.
- National tenant.
- Three years left on current lease with two - 5 year option renewals, or 10 year extension.
- Contiguous property next door shares same tenant.
- Properties can be sold together or separate.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2016			
Population	2,674	24,806	53,491
Avg HH Inc	\$38,463	\$41,088	\$46,029
Total HH	557	9,504	20,973

TRAFFIC COUNTS

Interstate 530 - 22,000 vehicles per day
Franklin Street - 2,000 vehicles per day

FOR MORE INFORMATION, CONTACT

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PROPERTY PHOTOS





1102 Franklin Street
Pine Bluff, Arkansas

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