

Property Highlights

- **\$12.00 PSF NNN**
- NNN's are \$4.00 PSF
- ±4,242 SF 1st Floor Restaurant Space Available
- The property is located in The Village at Hendrix, which has a great reputation for unique and inviting residential living with the additional amenities of restaurants and other retail and office uses.
- The property offers street parking on both Ellis and Altus Streets as well as private parking (and loading) behind the building, and a gravel lot adjacent to the building to accommodate overflow parking.
- Across from Hendrix College and surrounded by single family neighborhoods and multi-family properties, office, retail and hotels with easy access to Interstate 40.



Traffic Counts

Harkrider St: 25,000 VPD | I-40: 66,000 VPD (ARDOT '23)

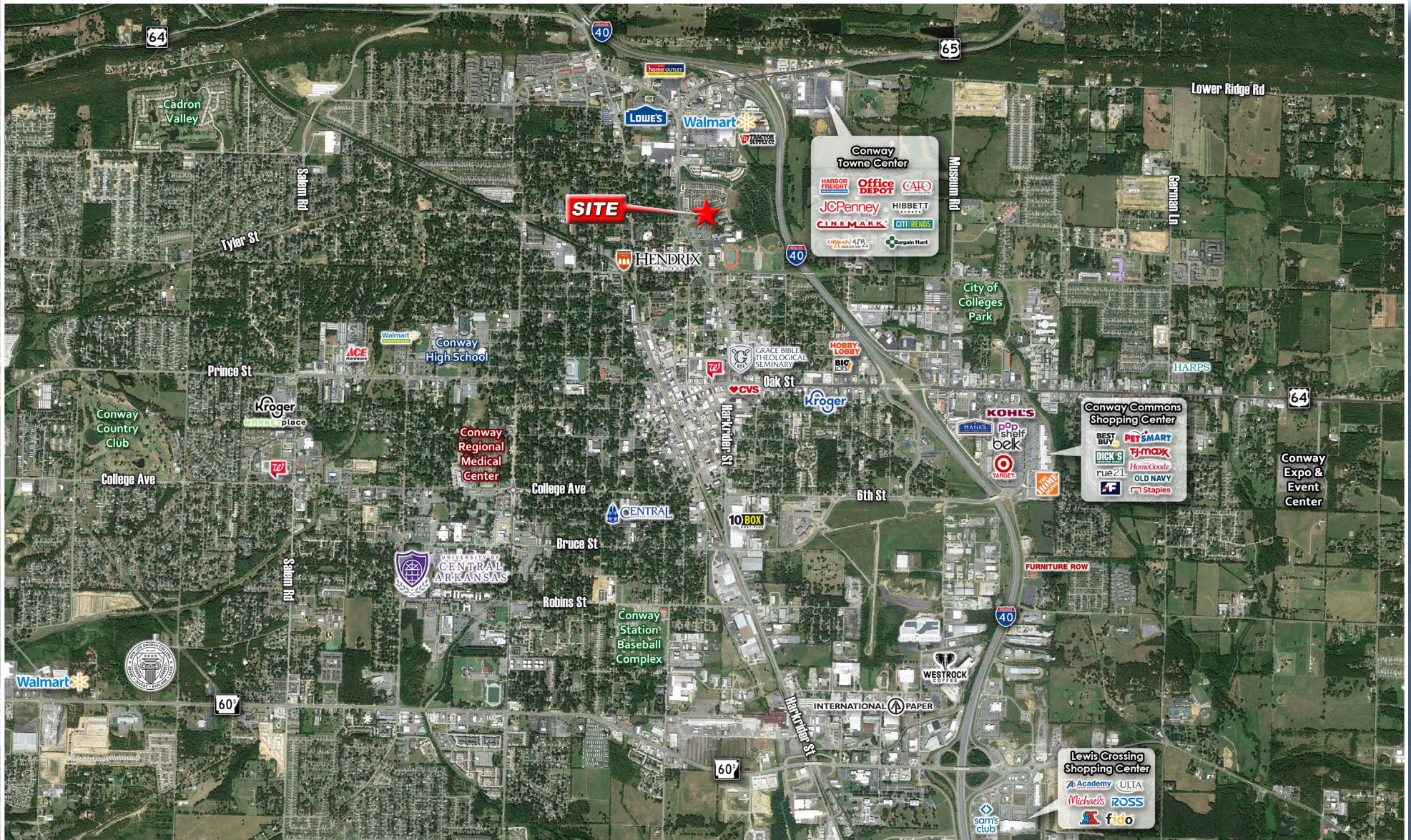
Demographics

	1 Mile	3 Mile	5 Mile
2024 Population	7,231	45,294	73,930
Daytime Population	12,745	59,363	79,594
Average HH Income	\$57,866	\$75,116	\$82,844

James Clayton | 479.650.9250 | james@hathawaygroup.com

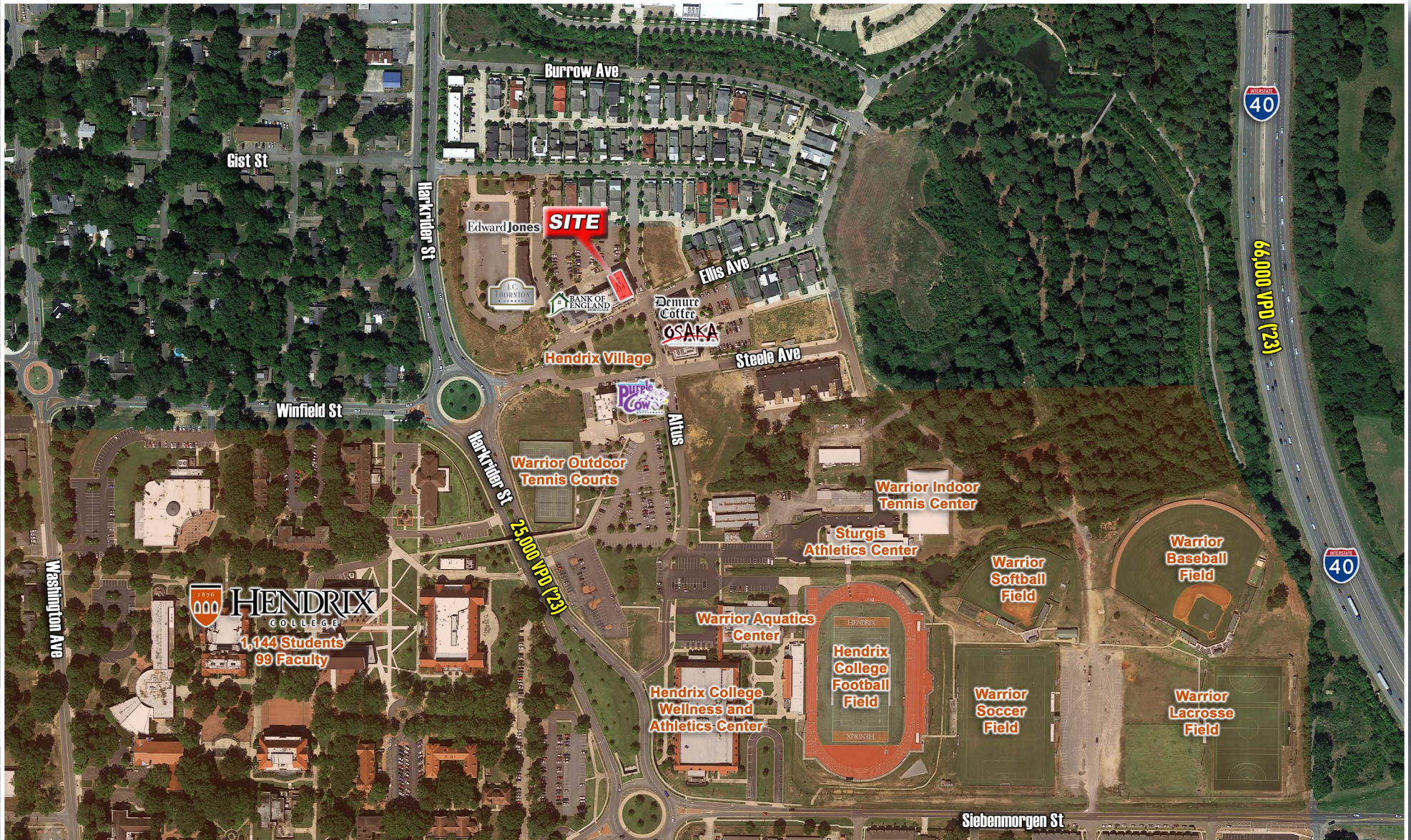
Wes Martin, CCIM, SIOR | 501.765.1585 | wmartin@hathawaygroup.com

John Hathaway | 501.529.4972 | jchathaway@hathawaygroup.com



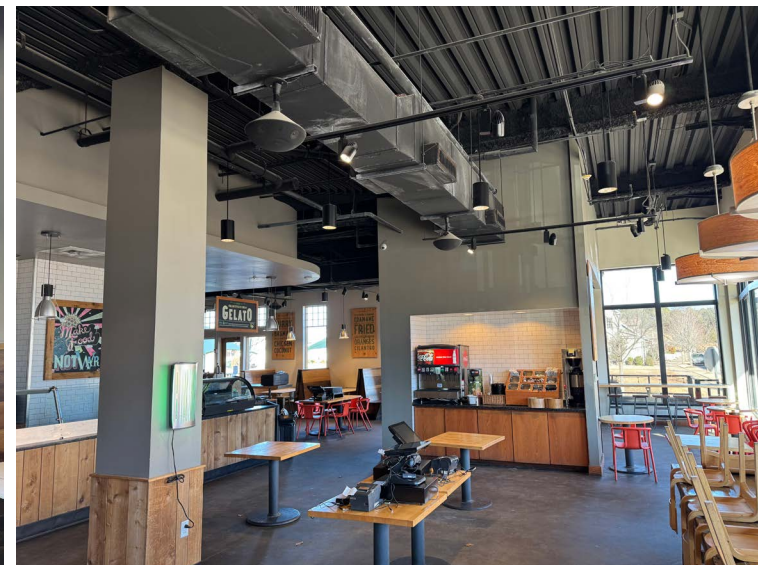
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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



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