

CABOT, ARKANSAS

RETAIL PROPERTY FOR LEASE

12406 HWY 5



OFFERING SUMMARY

Available SF:	± 1,358 - 1,825 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Net Expenses:	Estimated at \$3.75/SF
Year Built:	2007
Building Size:	± 10,000 SF
Market:	Central

PROPERTY HIGHLIGHTS

- Located at Highway 5 and 89, in the center of one of Cabot's primary growth corridors
- Modern construction
- Storefront parking
- Professional Management
- Appealing co tenancy, including tenants such as Chenal Family Therapy and Rebecca Williams Photography



Moses Tucker Partners Adam Jenkins Associate Director 501.993.8462 ajenkins@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

RETAIL PROPERTY FOR LEASE

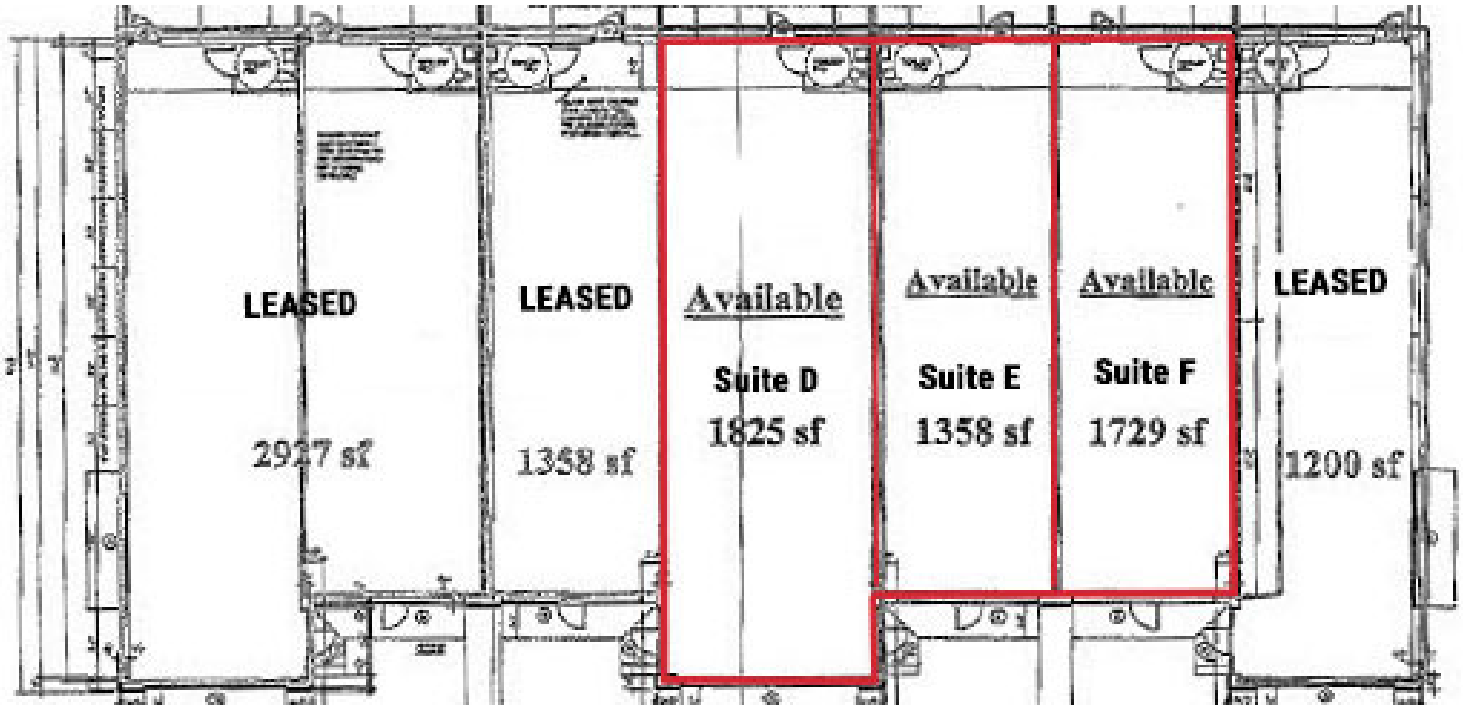
12406 HWY 5

LEASE TYPE | NNN

TOTAL SPACE | 1,358 - 1,825 SF

LEASE TERM | Negotiable

LEASE RATE | \$13.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,825 SF	NNN	\$13.00 SF/yr	Abated rent offered to allow tenant finish out.
Suite E	Available	1,358 SF	NNN	\$13.00 SF/yr	Abated rent offered to allow tenant finish out.
Suite F	Available	1,729 SF	NNN	\$13.00 SF/yr	Abated rent offered to allow tenant finish out.

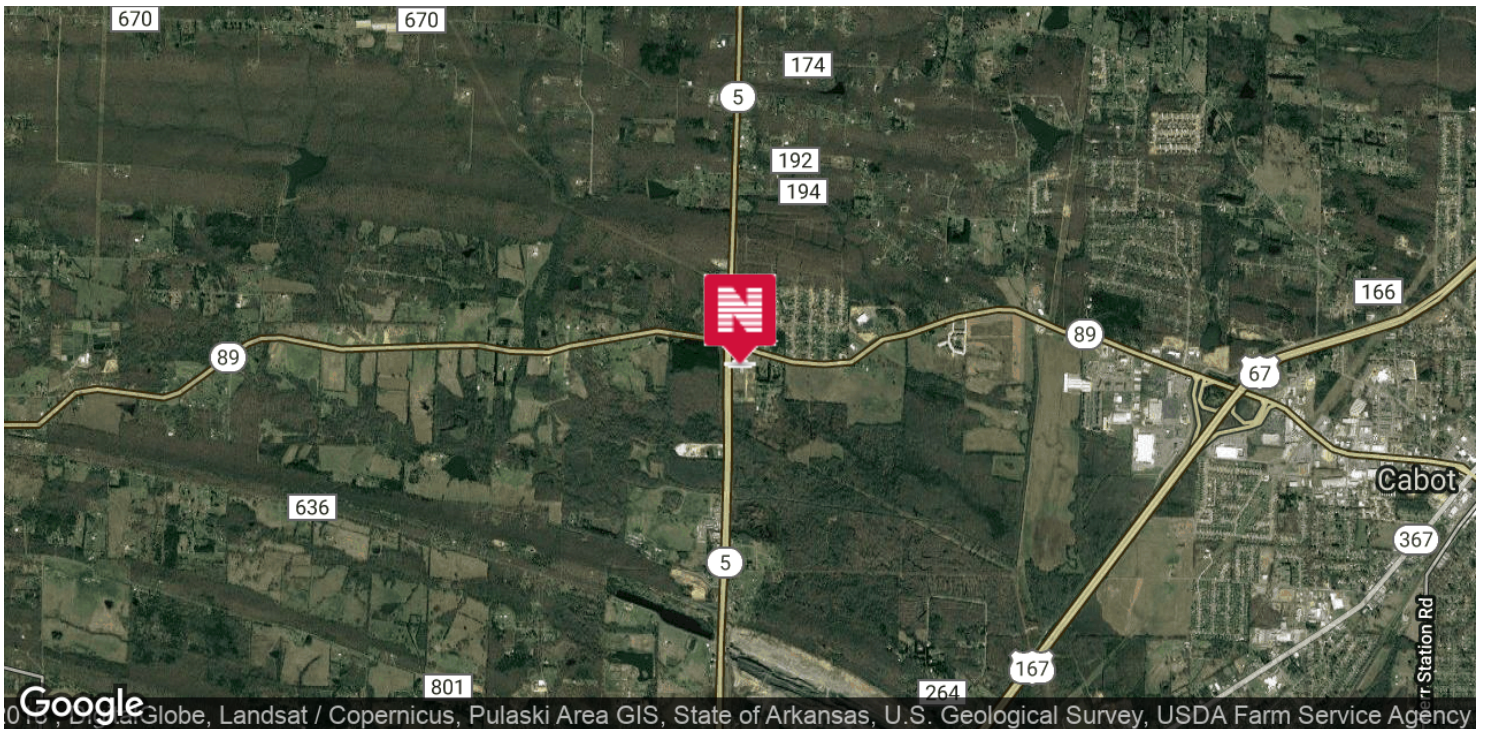
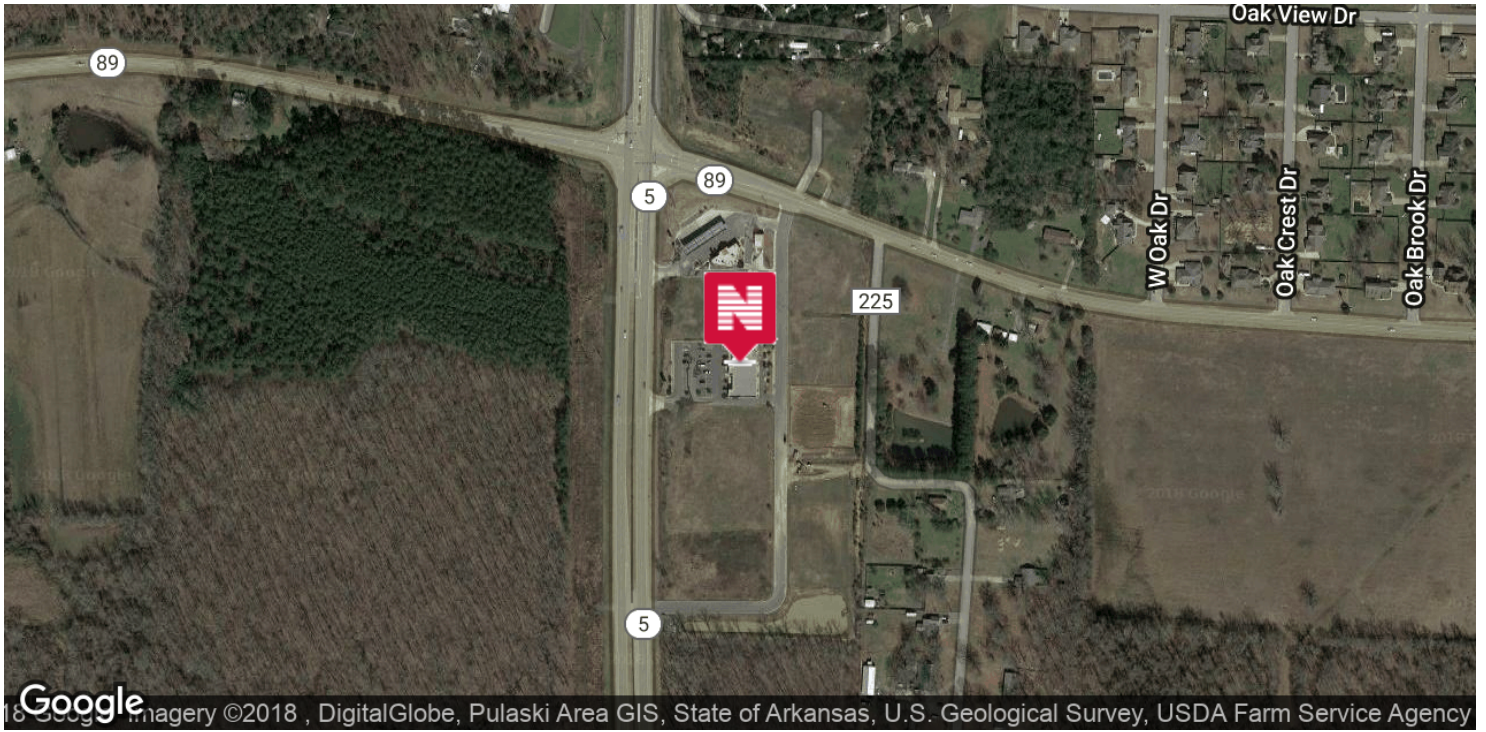


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