

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

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## W. Main Frontage

Building & Land

### 6,737 Sf

1.2099 Acres

LEASE PRICE:

### \$12.00 Sq Ft

Annually

NNN Lease

MLS #20034577

#### DIRECTIONS:

Hwy 67/167N to Exit 19 in Cabot. Turn right onto W. Main Street/Hwy 89. Proceed 1/4 mile. Property on right, corner of Prospect Court & W. Main Street.

Ted Arnett  
Principal Broker



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www.ARNETTREALTY.COM

# FOR LEASE

10 PROSPECT CT. - CABOT, AR 72023



## PRIME LOCATION

Retail - Investment - Service

- ◆ Open floorplan for flexible design w/roll-up door in rear; 14' ceiling height.
- ◆ Corner lot w/240.65' frontage on W. Main, excellent ingress/egress.
- ◆ Adjacent to Kroger in area of dense retail w/quick access to Hwy 67/167.
- ◆ High visibility & exposure; estimated traffic count of 21,000 vpd.



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Property Location:

# 10 PROSPECT COURT - CABOT, AR 72023



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