



retail SPECIALISTS




FOR LEASE

24,097 SF BOX AVAILABLE

89 STATE ROAD 331, RUSSELLVILLE, ARKANSAS 72802



- 24,097 SF big box (currently occupied by Staples) located just off Russellville's main retail corridor
- Multiple access points from AR-331 and E C Street with ample, drive-up parking and rear loading dock

 POPULATION	 AVG HH INCOME	 TRAFFIC
42,657	\$ 51,747	15,000 VPD

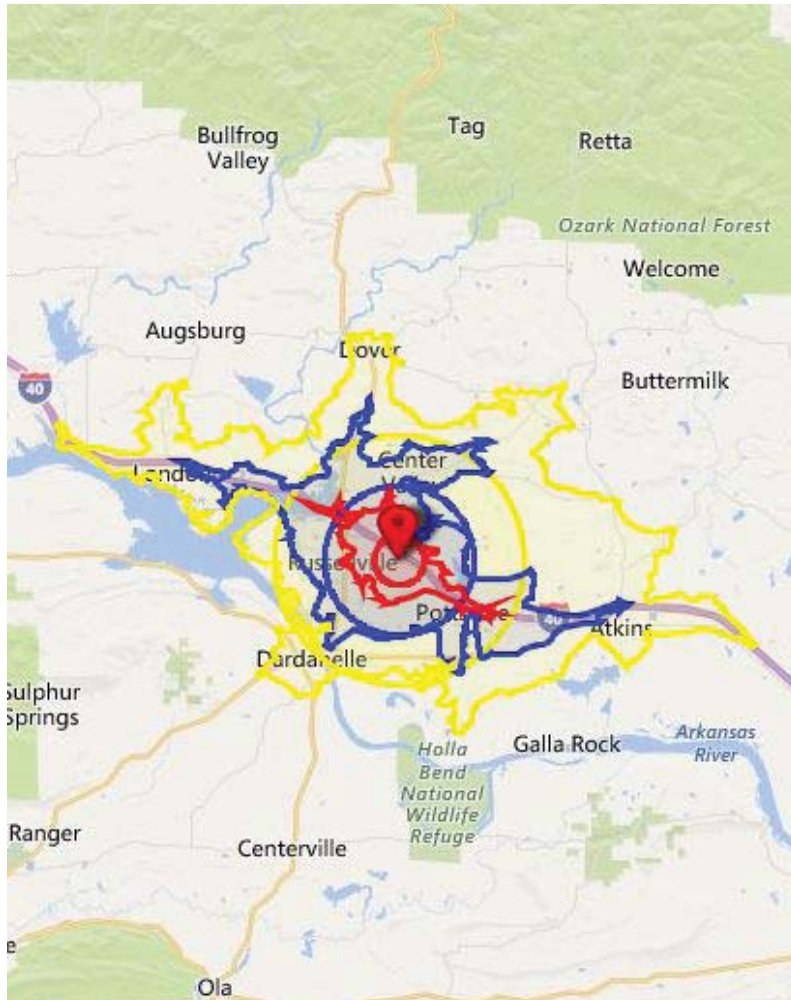
In Cooperation with
 **Newmark**
Moses Tucker Partners | 745 E Joyce Road, Suite 220
 Fayetteville, AR 72703

*5 MILE RADIUS | SiteWise Pro

JOE STRAUSS | 205.490.2831 | JSTRAUSS@RETAILSPECIALISTS.COM
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DEMOGRAPHIC SNAPSHOT



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	5 MIN DRIVETIME	10 MIN DRIVETIME	15 MIN DRIVETIME
POPULATION	1,046	22,661	37,626	9,173	32,482	54,830
GROWTH (2010 - 2017)	5.16%	4.70%	4.59%	5.05%	4.57%	3.78%
GROWTH (PROJECTED 2017-2022)	6.94%	6.47%	6.67%	6.52%	6.51%	6.39%
AVERAGE HH INCOME	\$48,553	\$44,819	\$51,747	\$43,167	\$48,851	\$53,807
MEDIAN NN INCOME	\$38,178	\$35,101	\$38,955	\$35,042	\$36,914	\$40,383

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