

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

## 2 Retail Spaces

1,250 Sf & 3,000 Sf  
w/Build-out Allowance

LEASE PRICE:  
**\$11.00 Sf -**  
**\$12.00 Sf**

5 - 10 Year Term  
NNN Lease + CAMS

### DIRECTIONS:

Hwy 67/167N to exit 16A. Turn right onto Hwy 321. Proceed east on Hwy 321 0.75 miles. Property on right.

Ted Arnett  
Principal Broker   
[ted.arnett@yahoo.com](mailto:ted.arnett@yahoo.com)

[www.ARNETTREALTY.COM](http://www.ARNETTREALTY.COM)

# FOR LEASE

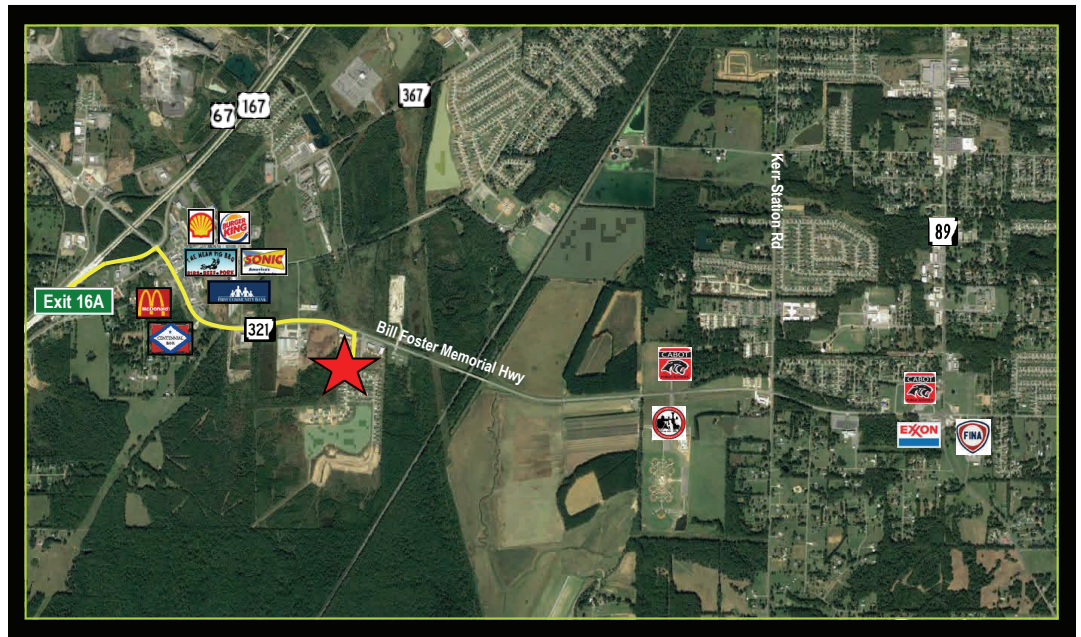
**ALLFAM CENTER - CABOT, AR 72023**



## PRIME LOCATION

**Retail - Hospitality - Office**

- Next to Allfam Bowling Center on Hwy 321.
- Located amid other businesses & retail. Quick access to Hwy 67/167.
- Good visibility & excellent traffic count; estimated 18,000 vehicles per day.
- \$22.00 Sf build-out allowance; CAMS +/- \$2.10 sf (including water).



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Property Location:

# ALLFAM CENTER; HWY 321 - CABOT, AR 72023



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