



**LEASE**

**24005 Arch Street**

**24005 ARCH STREET**

Hensley, AR 72065

**PRESENTED BY:**

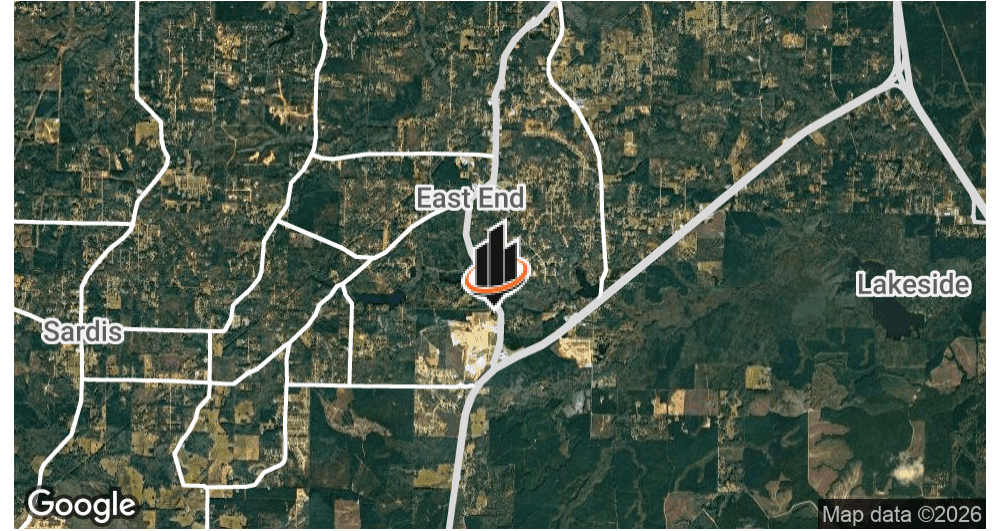
**TIFFANI SILVEY**

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AR #SA00097857

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Multiple retail & office suites available
- Flexible square footage options for a variety of tenant types
- Located in the heart of the East End community with strong visibility
- New construction with customizable buildout opportunities
- Excellent location for healthcare, salon, service, and retail users
- Ample parking and easy access off Arch Street
- High-growth area surrounded by residential developments
- 2 months free rent for qualified offers

### PROPERTY DESCRIPTION

The property features ample parking, high visibility from the street, and modern amenities that cater to a prosperous business environment. With a spacious interior layout, customizable storefront, and strategic location, the property is poised to attract a steady flow of customers. 2 months free rent for qualified offers.

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,562.50 - 2,750 per month (MG)
<b>AVAILABLE SF:</b>	1,500 - 3,000 SF
<b>BUILDING SIZE:</b>	12,000 SF

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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,500 - 3,000 SF	<b>LEASE RATE:</b>	\$1,562.50 - \$2,750 per month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 19	1,500 SF	Modified Gross	\$1,563 per month	Front Showroom / Retail or Office, Warehouse with Drive in Door. \$120 / Month CAM
Suite 23	3,000 SF	Modified Gross	\$2,750 per month	Open Space, 1/4 Wall Dividing Space, 2 Private Restrooms, 1 Storage Closet \$240 / Month CAM

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## ADDITIONAL PHOTOS

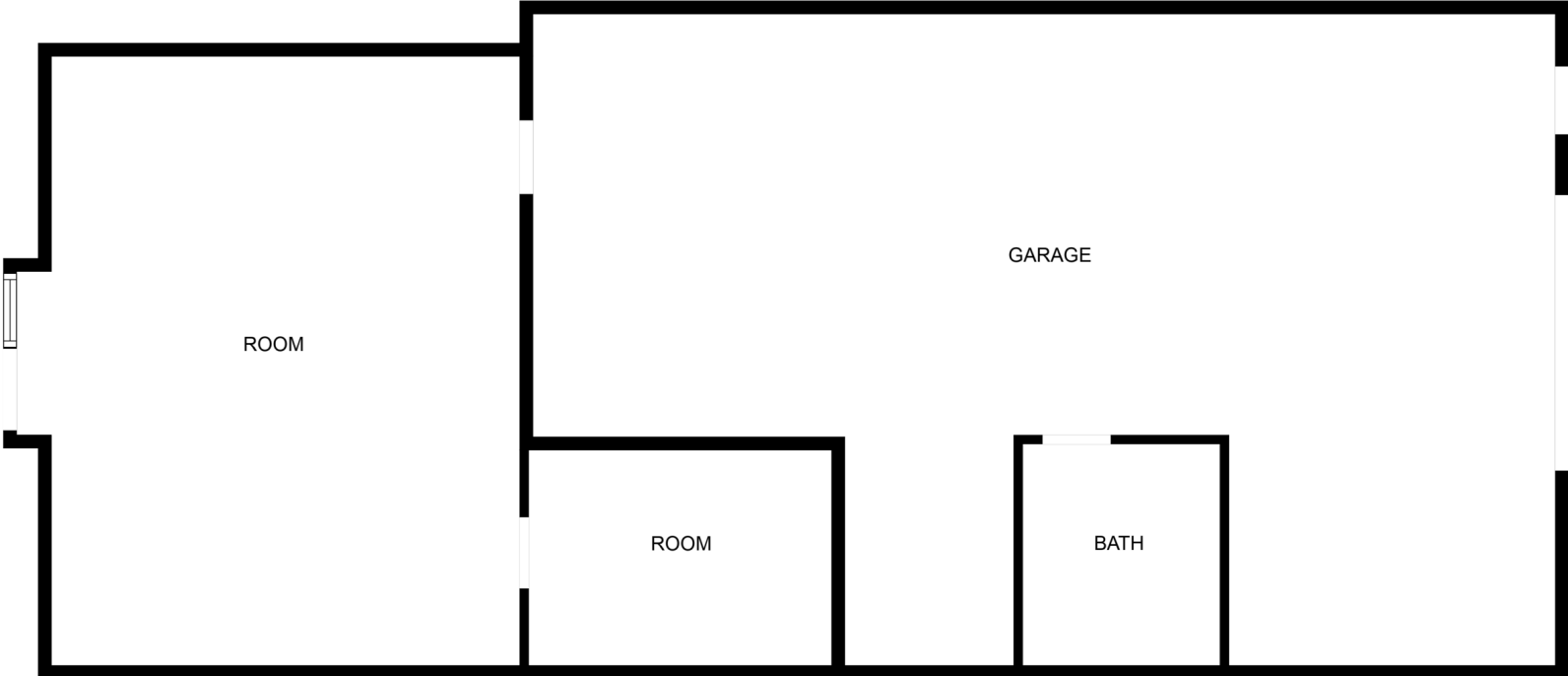


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SVN | ARKBEST REALTY, LLC 4

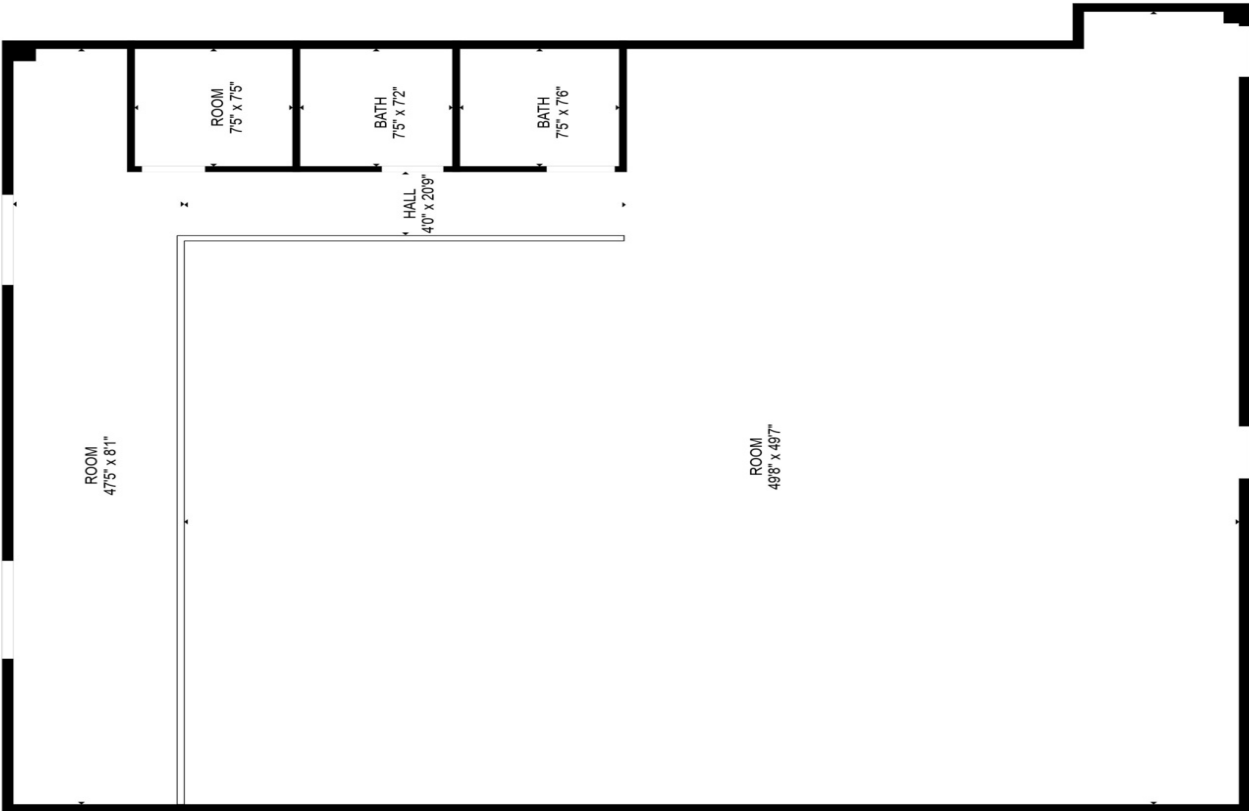
**SUITE 19 - 1,500 SF**



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**SUITE 23 - 3,000 SF**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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