



**Asking Price:**

**\$225,000**

PSF NET

**Lease Rate:**

**\$5.00**

PSF NNN

**CONTACT US**

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**Colliers | Arkansas**

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Little Rock, AR 72202

P: +1 501 372 6161

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**FOR SALE OR LEASE**

**145 N. School Street**

Bearden, AR

**Freestanding Mixed-Use Building**

**Features**

- Building size: 8,489 SF
- Lot size: 0.64 acres
- **Offering price: \$225,000 (\$26.00/SF)**
- Lease rate: \$5.00/SF, NNN
- NNNs estimated at \$1.50/SF
- Built in 2014
- Former Family Dollar with flexibility to be retail, office, medical, or restaurant

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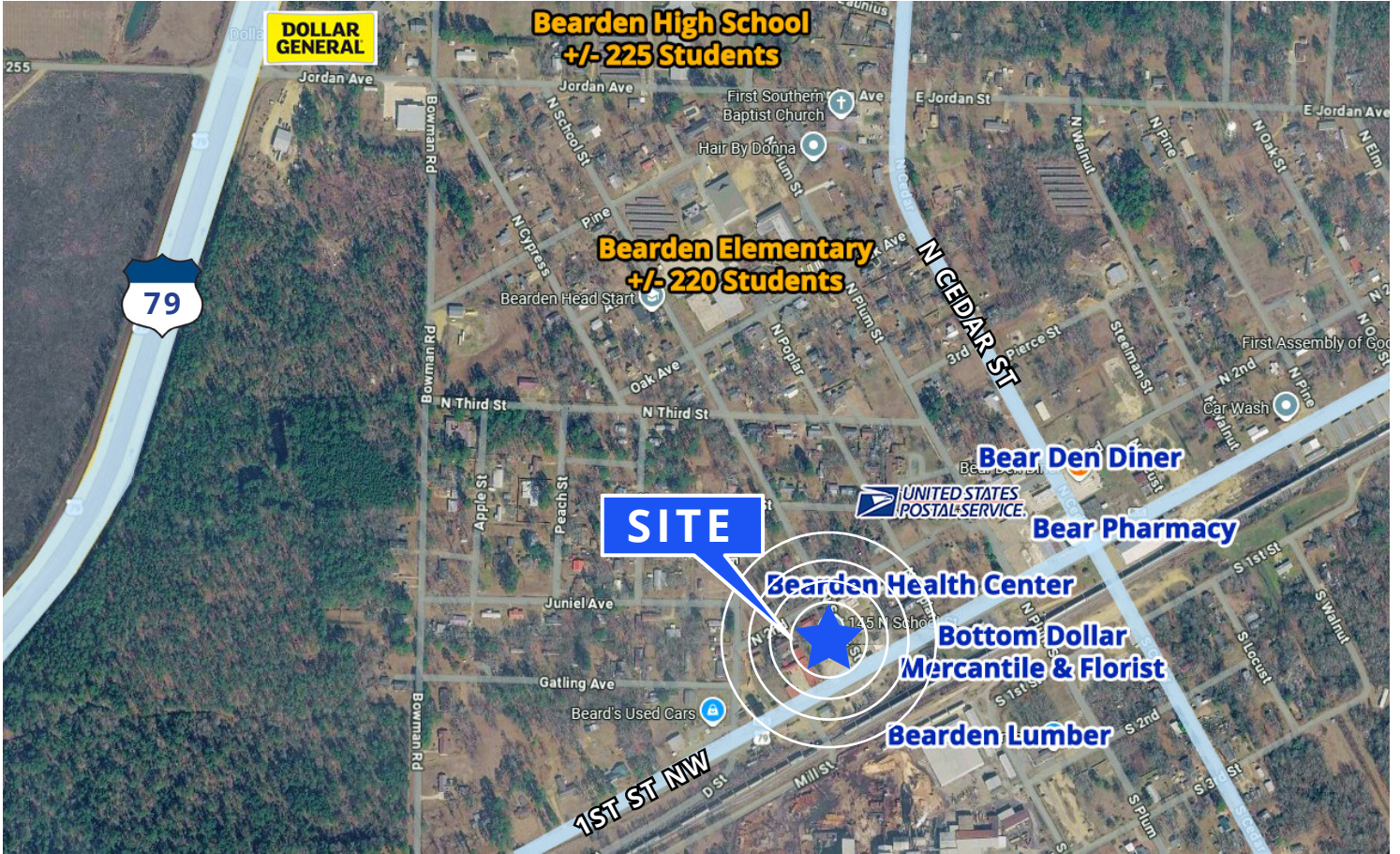
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FOR SALE OR LEASE

# Property Map



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## Area Demographics



### ESTIMATED POPULATION (2024)

1 Mile	3 Mile	5 Mile
838	1,372	1,599



### ESTIMATED HOUSEHOLDS (2024)

1 Mile	3 Mile	5 Mile
351	582	673



### EST. AVG HOUSEHOLD INCOME (2024)

1 Mile	3 Mile	5 Mile
\$50,060	\$54,626	\$61,104