



FOR LEASE

FLEX SPACE

Property Highlights

- Lease Rate: \$17.00/SF NNN
- 1,360 - 5,442 ± SF Flex Space Available
 - Suite 8 & 10: 2,721 SF
 - Suite 12: 1,360 SF
 - Suite 14: 1,360 SF
- 1 drive-in per suite
- New building, built in 2023
- Located near the intersection of Hwy 12 and Hwy 59
- 6,800 VPD along E 3rd St & 17,000 VPD along S Gentry Blvd

*information deemed reliable but not guaranteed

For more information, please contact:

Ethan Fowler
501 590 6544
efowler@sagepartners.com

Campbell Pace
501 607 2940
cpace@sagepartners.com

479 845 3000
sagepartners.com



