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FOR SALE

Beebe Plaza

2055 W. CENTER STREET, BEEBE, AR

Walmart Shadow Center

Investment Property

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Pricing: \$3,400,000
 (\$135.57/SF)



Building Specifications

Building Size	25,080 SF
Lot Size	2.3 acres
Occupancy	93.5%
Zoning	C-1
Year Built	2014

AMENITIES

- 117 surface parking spaces
- 300' of frontage along West Center Street
- Approximately 9,300 vehicles per day on West Center Street and 32,000 vehicles per day on I-57
- Quick and easy access to I-57
- Located near ASU - Beebe, Beebe High School, and the Walmart Supercenter

THE PROPERTY

Beebe Plaza is a Walmart Supercenter shadow center located along West Center Street in Beebe, AR. Anchored by Dollar Tree, this 25,080 SF center sits on 2.3 acres.

The site is located in the growing retail corridor of Beebe with quick and easy access to I-57. It has great visibility with approximately 300 feet of frontage on West Center Street. Both Arkansas State University - Beebe and Beebe High School are just 4 minutes from the site. The city has recently acquired 32 acres near Beebe Plaza and transforming it into nine commercial lots to expand on the commercial district.

MAJOR TENANTS



Neighborhood map



Area Demographics (2025)

ESTIMATED POPULATION		
1 Mile	3 Mile	5 Mile
3,176	10,357	17,770
ESTIMATED HOUSEHOLDS		
1 Mile	3 Mile	5 Mile
1,153	3,973	6,778
EST. AVG HOUSEHOLD INCOME		
1 Mile	3 Mile	5 Mile
\$105,007	\$87,801	\$88,375

Beebe Plaza

2055 W. CENTER STREET, BEEBE, AR

Walmart
Supercenter

AutoZone

SITE

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