



Property Summary

Space SF:	Approx. 2,142 SF
Lease Rate:	\$23.50/SF = \$4,194 monthly rent

Property Overview

Now available for immediate occupancy, this ±2,142 square foot end-cap space offers excellent visibility and strong co-tenancy within Texarkana Plaza. The suite is positioned adjacent to established retailers including Cato Fashions, OP Nails, State Line Health Care, and Russell Cellular, providing consistent customer traffic and synergy for continued retail use.

Texarkana Plaza benefits from prominent frontage facing the Walmart Supercenter, giving the center outstanding exposure to one of the area’s highest-traffic destinations. The surrounding trade area is anchored by numerous national retailers such as Walmart Supercenter, Albertsons, CVS, Walgreens, Starbucks, and McDonald's, reinforcing the center's retail strength and customer draw.

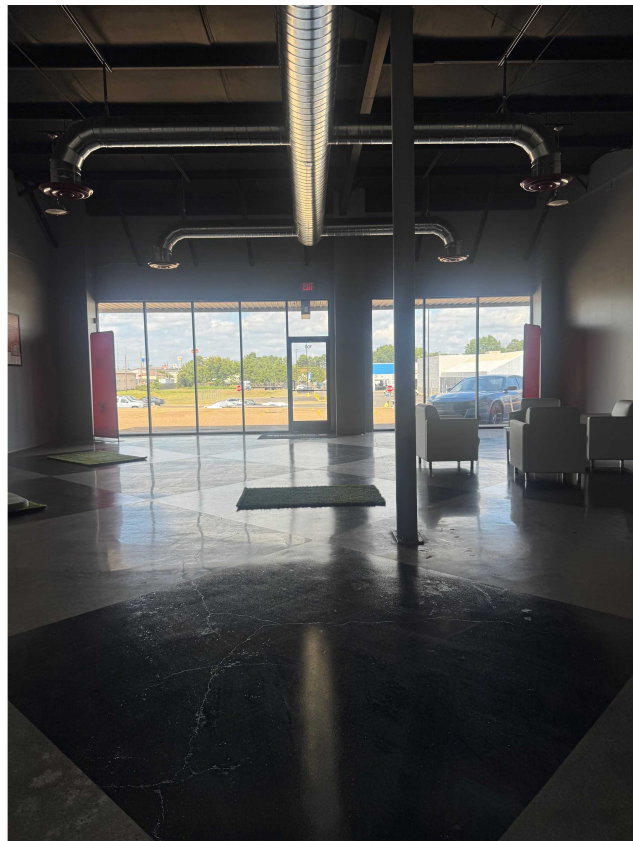
The base rental rate is \$19/SF plus \$4.50/SF CAM (Common Area Maintenance) fees equaling a total rental rate of \$23.50/SF. The total rent per month equals approximately \$4,194.

Location Overview

Located in Texarkana Plaza next to Cato Fashions in Texarkana, AR.

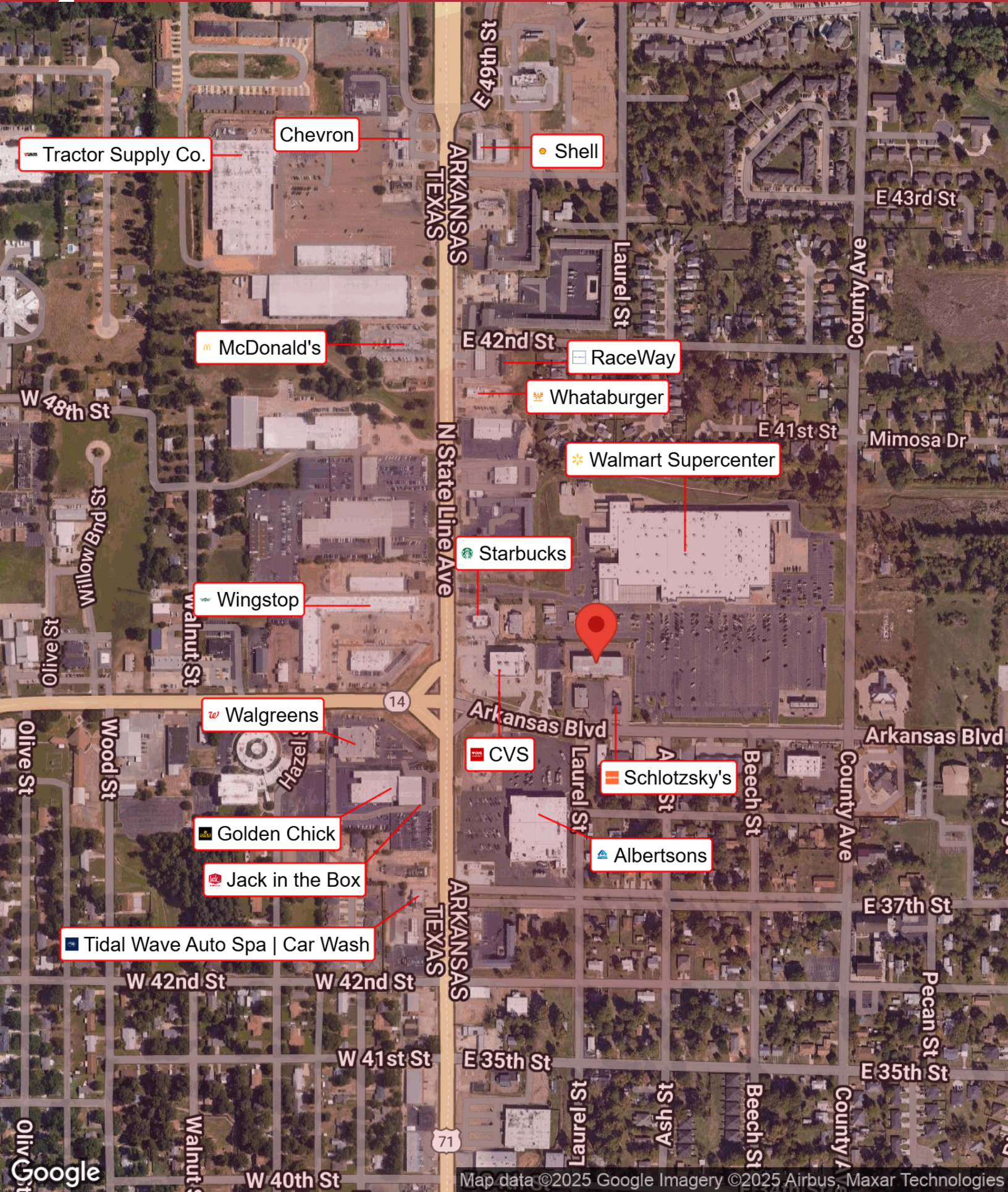
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Tractor Supply Co.

Chevron

Shell

McDonald's

RaceWay

Whataburger

Walmart Supercenter

Starbucks

Wingstop

Walgreens

CVS

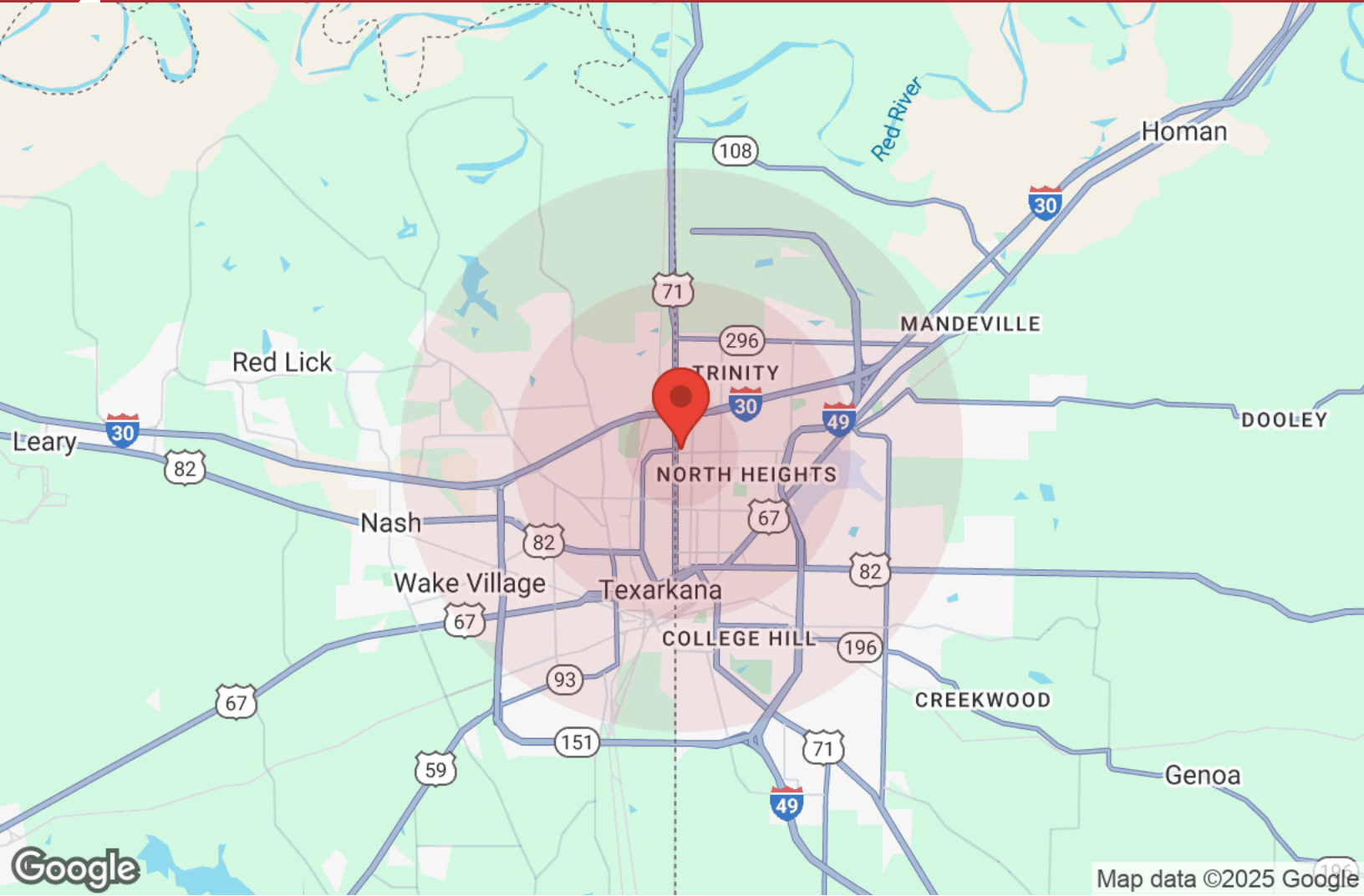
Schlotzsky's

Albertsons

Golden Chick

Jack in the Box

Tidal Wave Auto Spa | Car Wash



Population	1 Mile	3 Miles	5 Miles
Male	3,619	20,509	32,034
Female	4,033	20,964	33,058
Total Population	7,651	41,473	65,093

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,545	8,174	13,027
Ages 15-24	985	5,605	8,746
Ages 25-54	2,946	16,240	25,132
Ages 55-64	878	4,605	7,258
Ages 65+	1,296	6,848	10,930

Race	1 Mile	3 Miles	5 Miles
White	4,246	21,504	34,590
Black	2,656	15,221	22,939
Am In/AK Nat	17	108	195
Hawaiian	2	12	13
Hispanic	459	2,994	4,635
Asian	67	560	996
Multi-Racial	204	1,053	1,692
Other	1	21	26

Income	1 Mile	3 Miles	5 Miles
Median	\$50,600	\$48,329	\$49,976
< \$15,000	483	2,949	4,350
\$15,000-\$24,999	306	1,725	2,671
\$25,000-\$34,999	366	1,665	2,481
\$35,000-\$49,999	445	2,373	3,664
\$50,000-\$74,999	683	2,921	4,516
\$75,000-\$99,999	381	2,007	2,876
\$100,000-\$149,999	445	2,022	3,193
\$150,000-\$199,999	87	688	1,292
> \$200,000	60	618	1,279

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,707	19,640	30,370
Occupied	3,257	16,968	26,322
Owner Occupied	1,348	7,766	12,893
Renter Occupied	1,909	9,202	13,429
Vacant	450	2,672	4,048

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