

FOR SALE

1009 N Hervey St

HOPE, ARKANSAS

11%
CAP RATE

\$579,000
ASKING PRICE

6,000 SF
BUILDING SIZE

3
TENANTS

PROPERTY OVERVIEW

This fully-leased, three-tenant retail center at 1009 N Hervey St offers investors a rare combination of strong in-place income and an outstanding 11% cap rate. The 6,000 SF building is 100% occupied by a mix of national, regional, and local tenants, providing built-in diversification and reduced rollover risk. All leases are structured as NNN or modified gross, minimizing landlord responsibilities and supporting stable, low-management cash flow. The sale also includes an adjacent 0.83-acre vacant lot behind the building, offering future expansion, outparcel development, or additional parking potential. Positioned along a well-traveled Hervey Street corridor in Hope, Arkansas, this is a turnkey investment opportunity for a buyer seeking dependable returns with upside.

INVESTMENT HIGHLIGHTS

- Outstanding 11% cap rate on in-place income
- 100% leased, 3-tenant retail center
- Mix of national, regional and local tenants
- NNN and modified gross lease structures
- 0.83-acre vacant lot behind property included in sale



PROPERTY DETAILS

Address	1009 N Hervey St
City	Hope, AR
Property Type	Retail
Building Size	6,000 SF
Tenants	3
Lease Type	NNN / Mod. Gross
Excess Land	0.83 AC
Cap Rate	11%
Asking Price	\$579,000

1009 N HERVEY ST | HOPE, ARKANSAS

Location & Trade Area

Strong retail corridor surrounded by national and regional co-tenants



NEIGHBORING RETAILERS — AT&T, DOLLAR TREE, VALERO & SUPER 1 FOODS



SITE ACCESS & TRAFFIC COUNTS — 15,000 VPD

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