

SHOPPING CENTER RETAIL FOR LEASE

MOUNTAIN HOME, AR

2,318 SF AVAILABLE

PETCO

HOMETOWN
COMMONS

1110 HWY 62

7,100 SF AVAILABLE

ANYTIME
FITNESS

CAJO

ULTA

maui

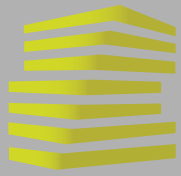
ANCHOR POSITIONS
AND OUTPARCELS
ALSO AVAILABLE

PLAZA CENTER

40 PLAZA WAY



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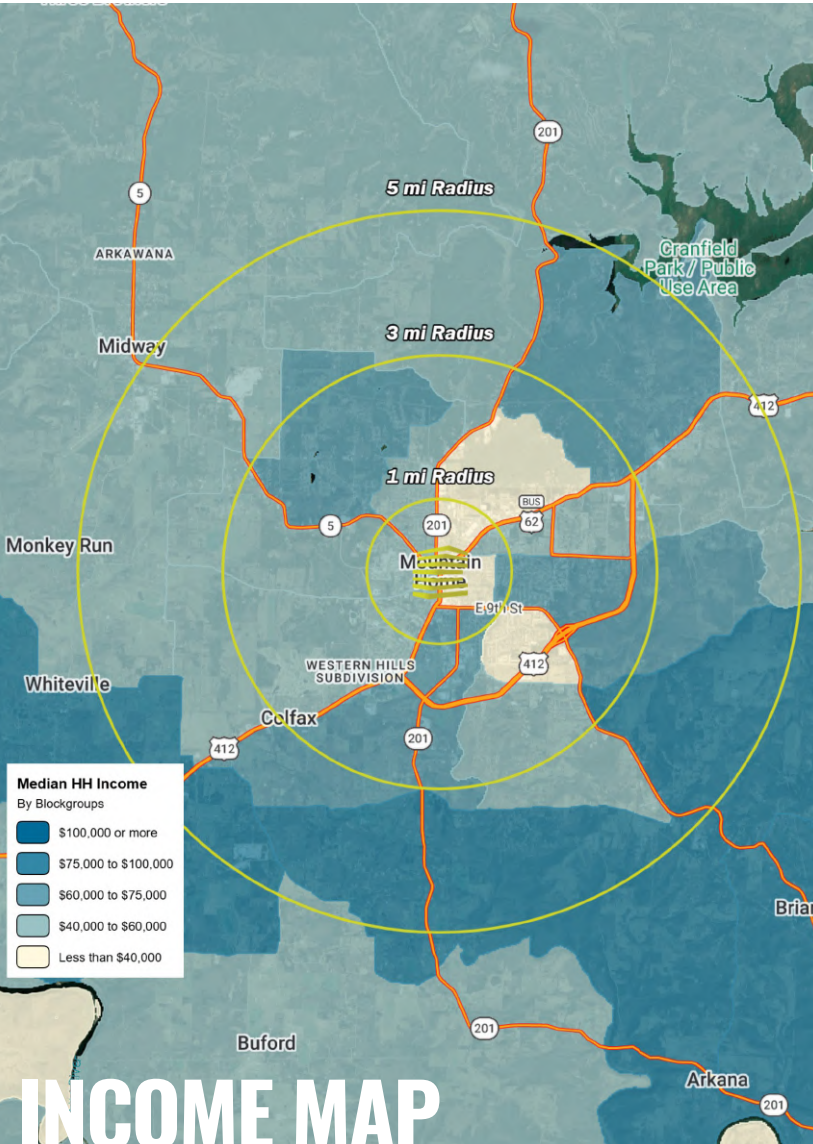


HOMETOWN COMMONS & PLAZA CENTER

NEIGHBORHOOD VIBE

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



TRADE AREA OVERVIEW

MOUNTAIN HOME SERVES AS THE ECONOMIC AND RETAIL HUB FOR AN EIGHT-COUNTY REGION, ANCHORING A 55-MILE TRADE AREA WITH APPROXIMATELY 256,000 PEOPLE. THE CITY IS THE COUNTY SEAT OF BAXTER COUNTY IN NORTH-CENTRAL ARKANSAS, POSITIONED IN THE SOUTHERN OZARK MOUNTAINS NEAR THE MISSOURI BORDER WITH STRONG REGIONAL DRAW ACROSS MULTIPLE COUNTIES.

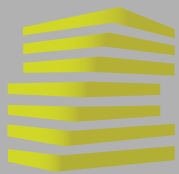
THE LOCAL ECONOMY IS POWERED BY MAJOR EMPLOYERS INCLUDING BAXTER REGIONAL MEDICAL CENTER AND ARKANSAS STATE UNIVERSITY-MOUNTAIN HOME, WITH DIVERSE BUSINESS ACTIVITY ACROSS RETAIL, HEALTHCARE, MANUFACTURING, FINANCIAL, AND GOVERNMENT SECTORS. MOUNTAIN HOME'S PROXIMITY TO NORFORK LAKE AND BULL SHOALS LAKE DRIVES A SIGNIFICANT TOURISM AND OUTDOOR RECREATION ECONOMY, ATTRACTING BOTH SEASONAL VISITORS AND RELOCATING RETIREES TO THE AREA. THE WHITE RIVER'S RENOWNED TROPHY TROUT FISHERY FURTHER STRENGTHENS REGIONAL APPEAL, SUPPORTING SPECIALIZED RETAIL, GUIDING SERVICES, AND HOSPITALITY TIED TO FLY-FISHING AND FRESHWATER ANGLING.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	5,579	16,828	22,175
HOUSEHOLDS	2,654	7,900	10,387
EMPLOYEES	4,132	9,423	10,672
MED HH INCOME	\$47,877	\$51,629	\$53,873

AREA RETAIL | RESTAURANTS





HOMETOWN COMMONS & PLAZA CENTER

SITES & DETAILS

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PLAZA CENTER

TENANT ROSTER	SIZE
TJMAXX	22,400 SF
HARBOR FREIGHT	15,000 SF

TENANT ROSTER (SOUTH OF TJMAXX)	SIZE
RENT A CENTER	5,000 SF
HIBBETT SPORTS	6,000 SF
CENTURY 21 REAL ESTATE	3,000 SF
BRAD'S HOME ENTERTAINMENT	2,500 SF
SHOE SENSATION	5,000 SF
FIVE BELOW	9,055 SF
H&R BLOCK	1,200 SF
SUBWAY	1,200 SF
CRICKET CELL	1,200 SF

TOTAL SQUARE FOOTAGE 34,155 SF

TENANT ROSTER (NORTH OF TJMAXX)	SIZE
MAURICES	4,500 SF
ULTA BEAUTY SUPPLY	8,000 SF
CATO	3,900 SF
AVAILABLE	7,100 SF
ANYTIME FITNESS	5,000 SF
SAN JUANEROS	4,000 SF
LA NAILS	1,200 SF
SALLY'S BEAUTY SUPPLY	1,200 SF
POSH BOUTIQUE	942 SF
POST NET	1,350 SF

TOTAL SQUARE FOOTAGE 41,030 SF

OUTPARCEL TENANTS	SIZE
VISION EXPRESS	1,368 SF
RUSSELL CELLULAR	1,000 SF
WINGSTOP	1,500 SF

TOTAL SHOPPING CENTER SQUARE FOOTAGE 112,585 SF



MOUNTAIN HOME, AR MID ZOOM

HOMETOWN COMMONS

TENANT ROSTER	SIZE
BEALLS OUTLET	40,000 SF
MOBILIZED INC VERIZON	2,702 SF
WEST PLAINS BANK	1,374 SF
SPINE CLINIC	4,200 SF
SALON CONTRAST	1,327 SF
RACKROOM SHOES	6,000 SF
YOSHI JAPANESE STEAKHOUSE	9,055 SF
PETCO	12,006 SF
AVAILABLE	2,318 SF
TOTAL SHOPPING CENTER SQUARE FOOTAGE	74,075 SF

HOMETOWN COMMONS

- LOWES, BEALLS AND PETCO ANCHORED
- 2,318 SF SMALL SHOP SPACE AVAILABLE FOR LEASE
- OUTPARCELS AND ANCHOR POSITIONS AVAILABLE

PLAZA CENTER

- ANCHORED BY TJ MAXX, FIVE BELOW, AND HARBOR FREIGHT TOOLS
- TOP 10% WALMART ANCHORED, WITH OVER 3 MILLION ANNUAL VISITS
- 7,100 SF SHOP SPACE AVAILABLE FOR LEASE

**CONTACT BROKER
FOR PRICING**

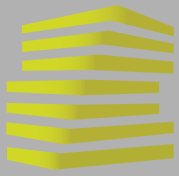


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HOMETOWN COMMONS & PLAZA CENTER

PHOTOS

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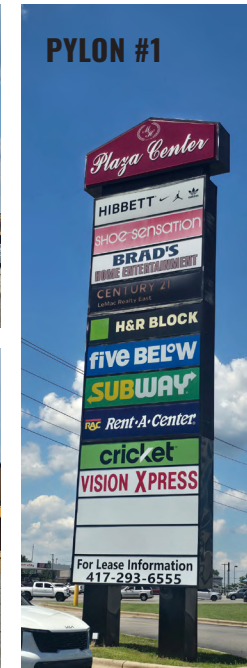
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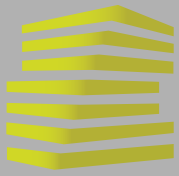


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MARKET AERIAL

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