

# SOUTH HOLLY PLAZA

## PURCHASE AND/OR LEASING OPPORTUNITY

1701 & 1703 U.S. Highway 412, Siloam Springs, Arkansas



### **FOR SALE: PROPERTY INVESTMENT OPPORTUNITY**

### **FOR LEASE: 2,524 SQUARE FEET**

### **FOR LEASE: ATM SITE OPPORTUNITY**

- Positioned At Signalized Corner On Highway 412
- New McDonalds & Retail Center Coming Directly Across Hwy 412
- Highway 412 Traffic Count: 29,000 Vehicles Per Day
- 0.7 Miles from John Brown University (2009 Enrollment: 2,073)
- 0.4 Miles from Cherokee Casino (50,000 SF of Gaming)
- Located Within Very Strong Retail Trade Area
- Great Exposure On One of Northwest AR's Busiest Roads

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### PROPERTY SUMMARY

This 12,000 Square Foot retail center was constructed in 2002 and currently contains Family Dollar, occupying 8,000 square feet and Subway, occupying 1,476 square feet. The remaining 2,524 square feet is vacant.

#### SPACE IDEAL FOR:

*Restaurant with Drive Thru*

*Pharmacy with Drive-Thru*

*Bank with Drive-Thru*

*Dry Cleaners with Drive-Thru*

*Insurance Office*

*Cell Phone Dealer*

### AREA SUMMARY

This center is positioned 0.7 miles South of John Brown University and 0.4 miles directly East of a recently expanded Cherokee Casino. A hotel is planned for the Casino in the near future with a date yet to be specified. A major strength of this location is its exposure to HWY 412.

### OFFERING SUMMARY

**ADDRESS:** 1701 & 1703 U.S. Highway 412, Siloam Springs, AR

**SHOPPING CENTER SIZE:** 12,000 Square Feet

**UNIT SIZES:** 8,000 (Family Dollar)

1,476 (Subway)

2,524 vacant

**SALE RATE:** \$1,395,000

**LEASE RATE:** \$16.00 NNN

**TENANT PAYS:** Taxes, Insurance & Common Area Maintenance

**LANDLORD PAYS:** Any Roof Maintenance

**ATM SITE LEASE:** \$800 MONTHLY

PROPERTY LOCATION



Northwest View



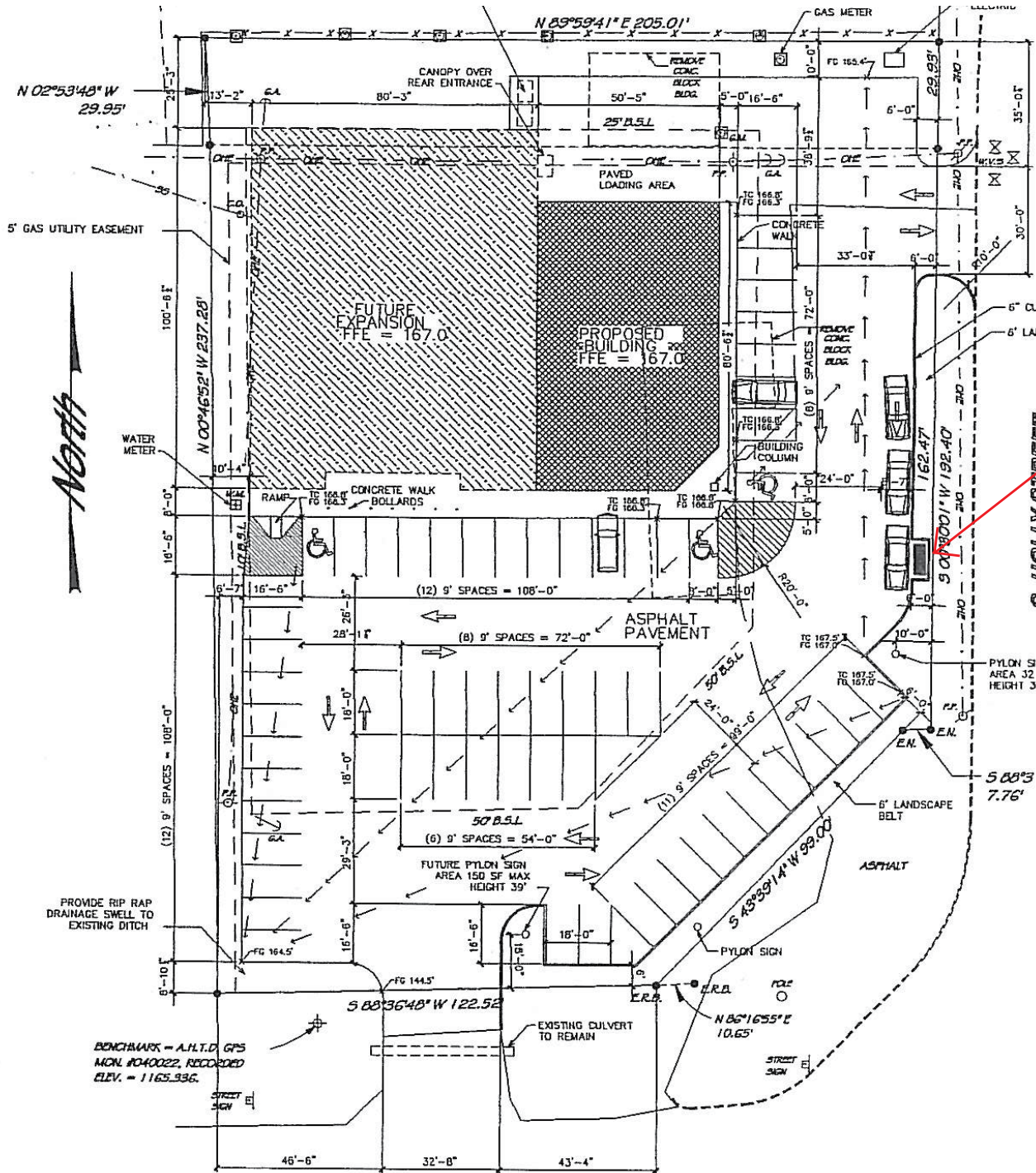
ATM  
SITE OPPORTUNITY

### ATM SITE

An ATM site has already been approved in the original engineered drawings. The site is located in the parking lot adjacent to Holly Street.

### DRIVE THRU

Potential for a drive thru on the east end of the building.



APPROVED  
ATM SITE

**U.S. HIGHWAY 412**  
76.5' PAVEMENT WITH 6' SHOULDERS  
(5 LANES WITH CENTER TURN LAND)



	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	4,887	17,227	21,429
Male Population	48.3%	49.5%	49.8%
Female Population	51.7%	50.5%	50.2%
Median Age	33.2	33.8	34.4
<b>2010 Income</b>			
Median HH Income	\$47,022	\$47,114	\$46,529
Per Capita Income	\$21,817	\$20,993	\$20,757
Average HH Income	\$56,615	\$57,083	\$56,498
<b>2010 Households</b>			
Total Households	1,665	6,191	7,717
Average Household Size	2.62	2.62	2.64
<b>2010 Housing</b>			
Owner Occupied Housing Units	53.0%	56.9%	58.1%
Renter Occupied Housing Units	38.9%	33.4%	31.1%
Vacant Housing Units	8.1%	9.7%	10.7%
<b>Population</b>			
1990 Population	3,411	10,561	12,887
2000 Population	4,466	13,425	16,870
2010 Population	4,887	17,227	21,429
2015 Population	5,202	19,087	23,625
1990-2000 Annual Rate	2.73%	2.43%	2.73%
2000-2010 Annual Rate	0.88%	2.46%	2.36%
2010-2015 Annual Rate	1.26%	2.07%	1.97%

In the identified market area, the current year population is 21,429. In 2000, the Census count in the market area was 16,870. The rate of change since 2000 was 2.36 percent annually. The five-year projection for the population in the market area is 23,625, representing a change of 1.97 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

<b>Households</b>			
1990 Households	1,365	3,914	4,726
2000 Households	1,528	4,825	6,066
2010 Households	1,665	6,191	7,717
2015 Households	1,770	6,871	8,518
1990-2000 Annual Rate	1.13%	2.11%	2.53%
2000-2010 Annual Rate	0.84%	2.46%	2.38%
2010-2015 Annual Rate	1.23%	2.11%	1.99%

The household count in this market area has changed from 6,066 in 2000 to 7,717 in the current year, a change of 2.38 percent annually. The five-year projection of households is 8,518, a change of 1.99 percent annually from the current year total. Average household size is currently 2.64, compared to 2.63 in the year 2000. The number of families in the current year is 5,449 in the market area.

#### Housing

Currently, 58.1 percent of the 8,646 housing units in the market area are owner occupied; 31.1 percent, renter occupied; and 10.7 percent are vacant. In 2000, there were 6,692 housing units - 59.8 percent owner occupied, 30.6 percent renter occupied and 9.6 percent vacant. The rate of change in housing units since 2000 is 2.53 percent. Median home value in the market area is \$113,285, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.81 percent annually to \$136,597. From 2000 to the current year, median home value changed by 3.68 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.