

SEC OF N WEST AVENUE & 28TH STREET EL DORADO, ARKANSAS 71730

SHOP ^{COS.}

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EL DORADO

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CONCEPTUAL PLAN



PROJECT SCOPE

A site is available in El Dorado, Arkansas, a city nestled in the southern part of the Natural State. This property is strategically placed within a rapidly expanding residential and retail corridor. National tenants surrounding the site include Walmart (boasts over 2.3 million annual visits), The Home Depot, Taco Bell, Applebee's, Whataburger, Walgreens, Hobby Lobby, and much more. This site will effectively serve the southern Arkansas city of El Dorado.

PRICING

- Call for rates

DETAILS

- ± 8 AC, ±348,480 SF
- Available for ground lease or BTS
- Great access and visibility

TRAFFIC COUNTS

o N West Avenue:

15,000 VPD-21

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,575	15,589	21,164
Avg. HH Income	\$85,416	\$62,243	\$62,943
Total Housing Units	1,150	6,445	8,727
Daytime Population	3,385	19,558	26,505
Medium Home Value	\$120,755	\$101,199	\$95,590

AREA RETAILERS



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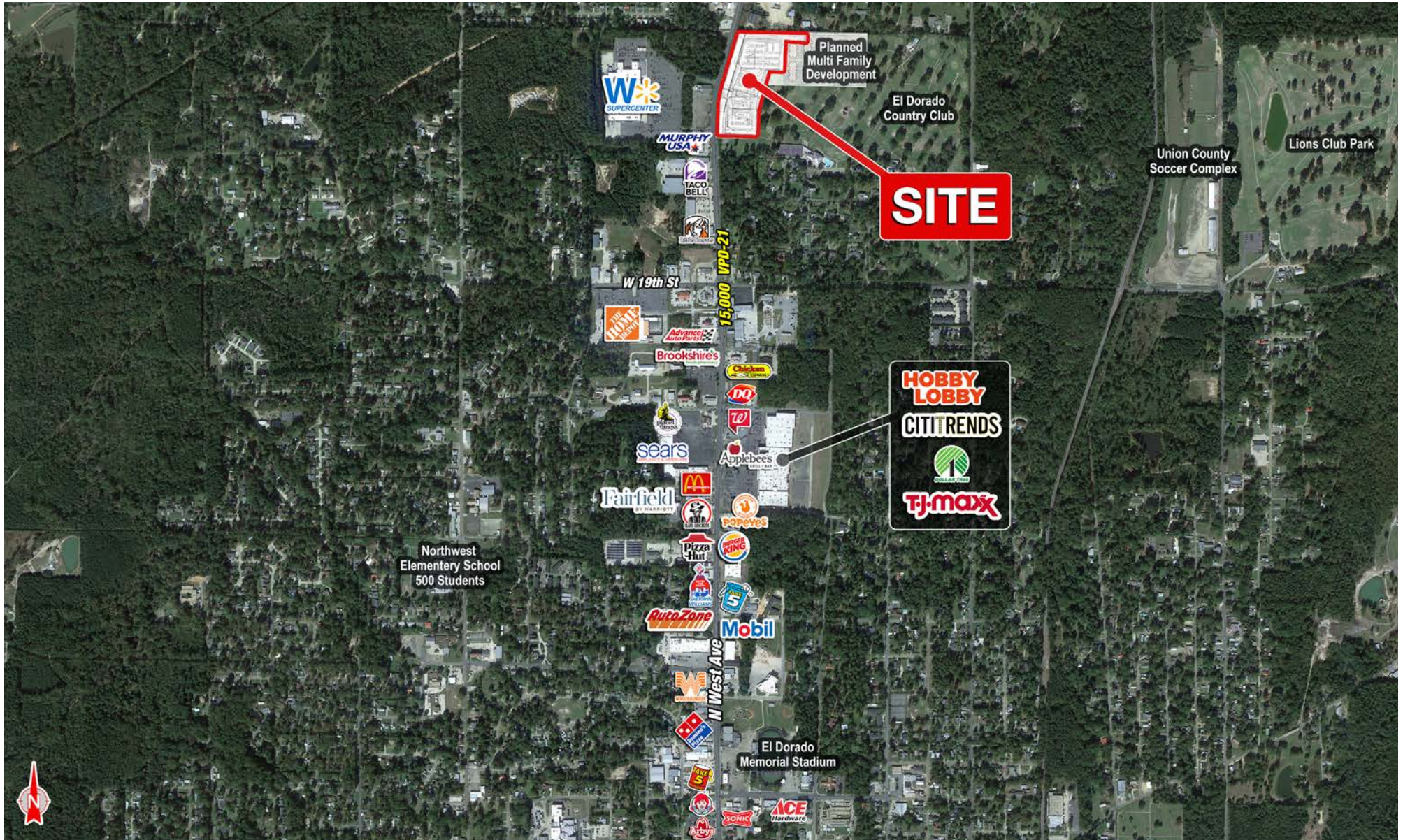
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