

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

ARKADELPHIA PLAZA 112 WP Malone Dr Arkadelphia, AR 71923

INVESTMENT HIGHLIGHTS

- Wal-Mart Supercenter Shadow:
 - World's #1 Retailer
 - 153,000 Square Feet
- Adjacent to Highway I-30 Exit
- Excellent Visibility from Highway
- New Leasing Activity
- Stabilized (91% Occupied)
- 76% National Tenants
- Attractive Financing Terms Available
- NNN Leases
- Priced Below Replacement Cost
- Minimal Near Term Lease Rollover
- Large Pylon Sign

OFFERING SUMMARY

Price:	\$3,950,000
Cap Rate:	7.58%
GLA:	31,883 sf
Occupancy:	91%
Price Per Square Foot:	\$123
Site Area:	4.4 Acres



Riser Retail Group
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