

# Lowell's Landing Shopping Center

I-40/55 at Hwy 191,  
West Memphis, Arkansas



**Property Type:** Retail Outparcel

**Zoning:** Commercial

**8 sites, acreage sub-dividable**

**For sale, lease or build/lease**

**Traffic Counts:**

Interstate 40/55: 67,300

Hwy 191: 8,300

**Nearby Neighbors:**

Comfort Suites, Quality Inn, Cracker Barrel, Flash Market Travel Center, Southland Gaming and Racing Facility.

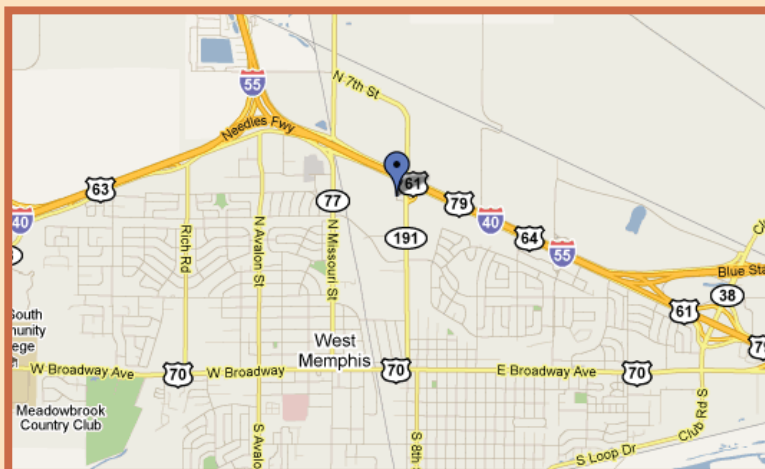
This new retail center is anchored by an 84 room Comfort Suites. It offers easy interstate access and approximately 10 acres of sites ideally suited for restaurant, coffee shop and retail development. These sites can easily serve as a regional retail center for eastern Arkansas and downtown Memphis (zip code 38103).

**Opening in 2010**

Arkansas Tourism Welcome Center which will have over 200,000 visitors a year. It will be located across the interstate with direct access to this site.

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	6,783	29,787	39,563
Households:	2,176	11,154	14,828
HH Income:	\$31,227	\$42,000	\$46,904



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*The overview information provided in this packet is to inform the prospect of detailed information regarding the site in question. Information is subject to change without notification. Information is provided by sources deemed reliable, however, it is the responsibility of the prospect to determine the suitability of the site for his particular use. The City of West Memphis does not warrant the accuracy or comprehensiveness of any information provided herein.*

*Please contact the Office of Economic Development at 870.732.7500 for the most current information.*