

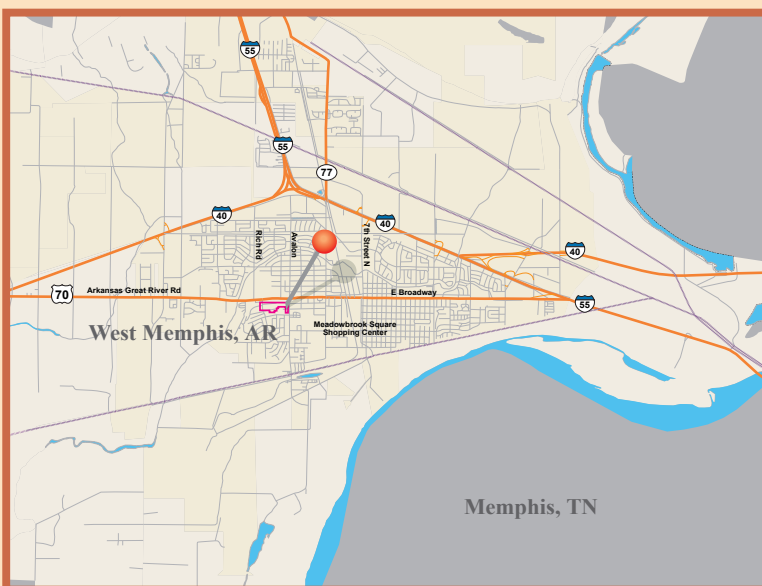
# Meadowbrook Square Shopping Center

US Highway 70, West Memphis, Arkansas



- Property type: Retail
  - GLA: 130,400 SF
  - Total Spaces available: 52,000 SF
  - Rent/DF/yr.: Negotiable
  - For Sale Info: Not for Sale
  - Street Frontage: West Broadway
  - Parking: 649 free Surface Spaces available
  - Anchor Tenants: Super D Drugs, Hibbett Sports, Stage Store, It's Fashion Metro.
  - % Leased: 60.1%
- | Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 8,411    | 29,012   | 39,489   |
| Households   | 3,466    | 10,951   | 14,825   |
| HH Income    | \$50,921 | \$43,512 | \$46,525 |

This recently renovated shopping center is located on West Broadway (US Hwy 70, Daily Traffic Count 14,000) at Avalon, the cross roads into the community's high density residential area. Traffic exposure is also increased by the nearby senior high school, Burger King and Big Star grocery store.



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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.*