

## Retail Sites Adjacent to Wal-Mart Super Center

1-40 Service Road,  
West Memphis, Arkansas



Located on the I-40 Service Road with an estimated daily interstate traffic count of 44,100, the Wal-Mart Super Center serves as the retail center for eastern Arkansas and downtown Memphis. Approximately 25 sub-dividable acres are available for adjacent retail development.

**Property Type:** Wal-Mart Out Parcels

**Zoning:** Commercial

**Sites Available:**  
25 acres (1 acre to 10 acres)

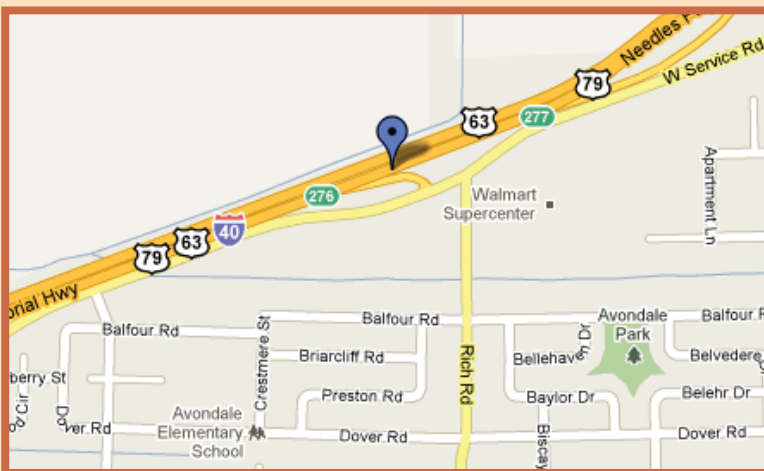
**For Lease**

**I-40 Traffic Count**  
44,100

**Street Frontage:** West Service Road

### DEMOGRAPHICS

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



### Contact: Ward Wimbish

Director, Economic Development  
wimbish@westmemphis.com,  
870-732-7500

or

### Randy Catt

President, Guaranty Loan & Real Estate Co.  
rcatt@glre.net  
870-735-3430

*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.*