

RETAIL SPACE FOR LEASE

Alcoa Exchange

7301 - 7409 Alcoa Road, Bryant, AR



"Independently owned and operated"



To learn more, please contact:

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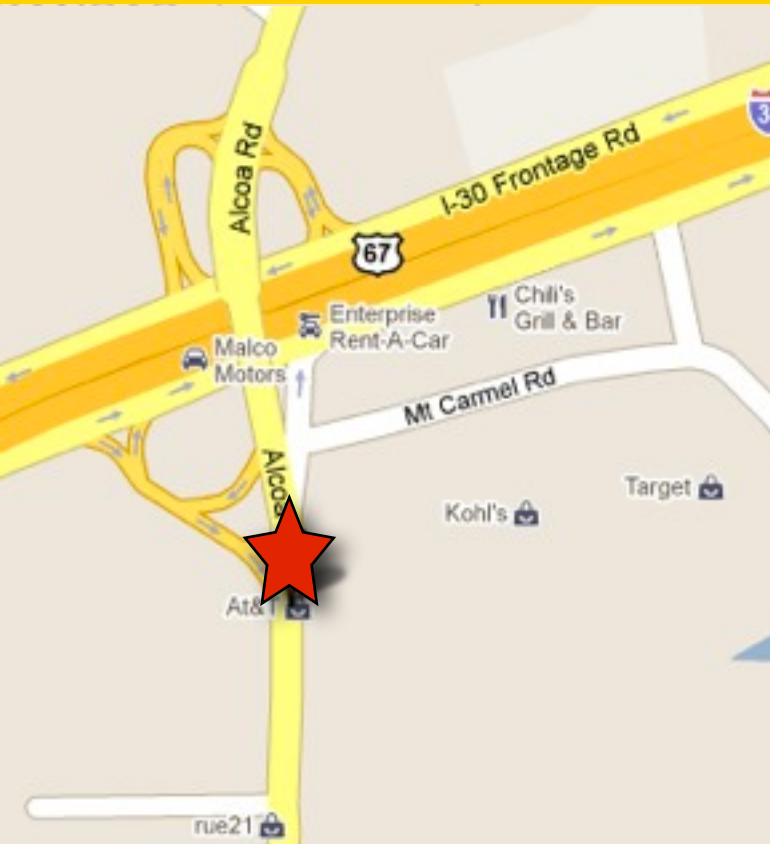
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Snapshot

| | |
|-----------------|------------------------------|
| Lease Rate | \$18.00 PSF - NNN |
| Available Space | 1,400; 4,200 SF (contiguous) |
| T.I. Allowance | Negotiable |

Offering Highlights

- Great location with convenient access from I-30 or Alcoa Road
- Newly constructed in 2006
- High growth area - 28.30% from 2000 - 2008 within a 3 mile radius
- Strong traffic & great tenants make this an excellent choice

Demographics:

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-------------------------|---------------|---------------|---------------|
| 2010 Population | 3,376 | 29,431 | 54,666 |
| 2010 Avg HH Income | \$60,178 | \$63,149 | \$61,012 |
| Growth 2000 - 2010 | 22.10% | 28.30% | 18.96% |
| Est. Growth 2008 - 2013 | 10.98% | 13.47% | 10.30% |

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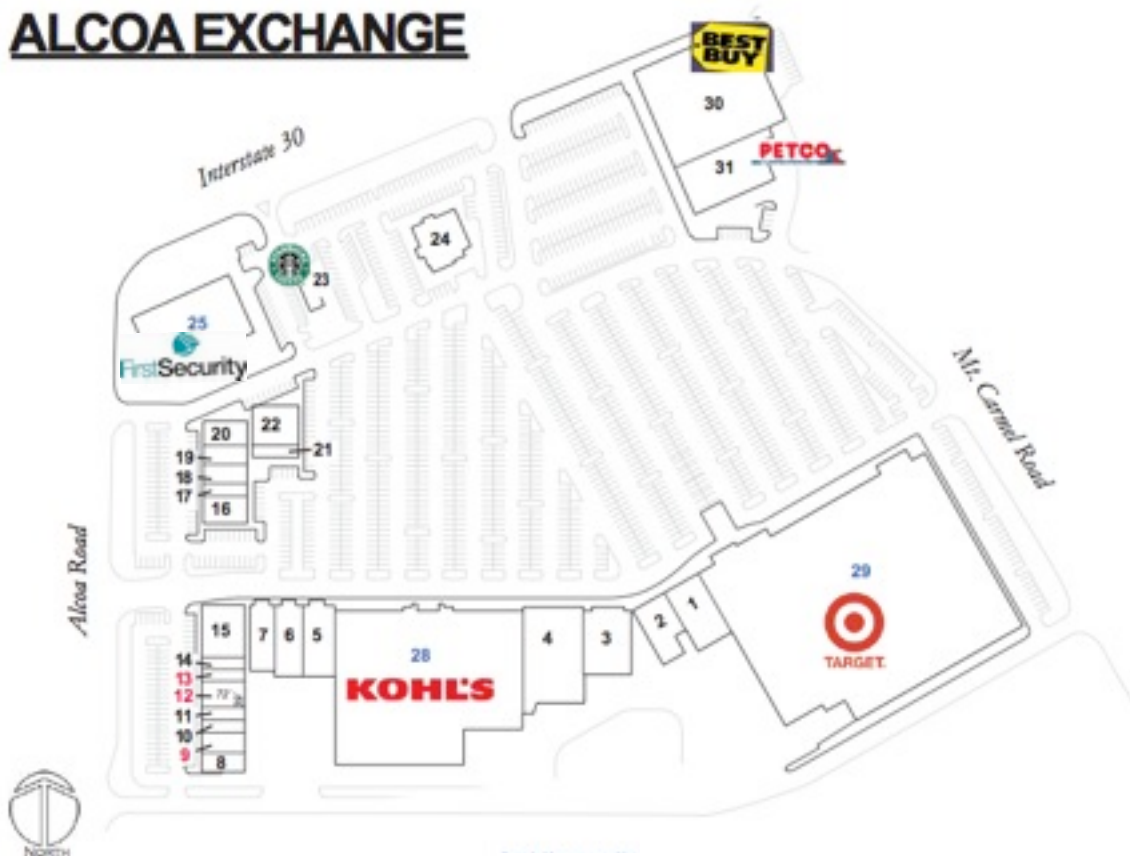
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ALCOA EXCHANGE



| Unit# | Sq. Ft. | Tenant |
|-----------|--------------|------------------------|
| 1 | 6,500 | Kirkland's |
| 2 | 5,400 | Rue 21 |
| 3 | 7,500 | Shoe Carnival |
| 4 | 15,000 | Old Navy |
| 5 | 4,990 | Lane Bryant |
| 6 | 5,000 | Hibbett Sporting Goods |
| 7 | 4,000 | Mattress King |
| 8 | 2,100 | Subway |
| 9 | 2,100 | Available |
| 10 | 1,400 | GNC |
| 11 | 1,400 | Jewelry Galore |
| 12 | 2,800 | Available |
| 13 | 1,400 | Available |
| 14 | 1,400 | CK Nails |

| Unit# | Sq. Ft. | Tenant |
|-------|---------|----------------------------|
| 15 | 5,600 | Sakura Japanese Restaurant |
| 16 | 2,800 | Moe's Southwest Grill |
| 17 | 1,400 | Jackson Hewitt |
| 18 | 2,100 | Bevans & Associates |
| 19 | 2,100 | Bryant Music |
| 20 | 2,800 | Cingular |
| 21 | 1,400 | Great Clips |
| 22 | 4,200 | McAlister's Deli |
| 23 | 1,750 | Starbucks |
| 24 | 5,600 | Chili's |
| 25 | | First Security Bank |
| 28 | | Kohl's |
| 29 | | Target |
| 30 | 30,000 | Best Buy |
| 31 | 13,750 | Petco |