

# College Hill Shopping

710 East Street  
Texarkana, AR 71854



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# Property Description

College Hill Shopping Center  
710 East Street | Texarkana, AR 71854

Located in the College Hill area of Texarkana, this fine shopping center is ready to suit your needs!

Recently remodeled with 18,300 sf available.

Area development includes retail and restaurant.

Current center tenants are: Super Value Grocery, Artist's Hideaway and Davita Dialysis.

Priced at \$1,475,000

710 East Street - College Hill Area - Texarkana,  
Arkansas





# Property Photos

College Hill Shopping Center  
710 East Street | Texarkana, AR 71854



College Hill Shopping Center



Side View Overhead



Direct Overhead



Overhead Outline



Plat



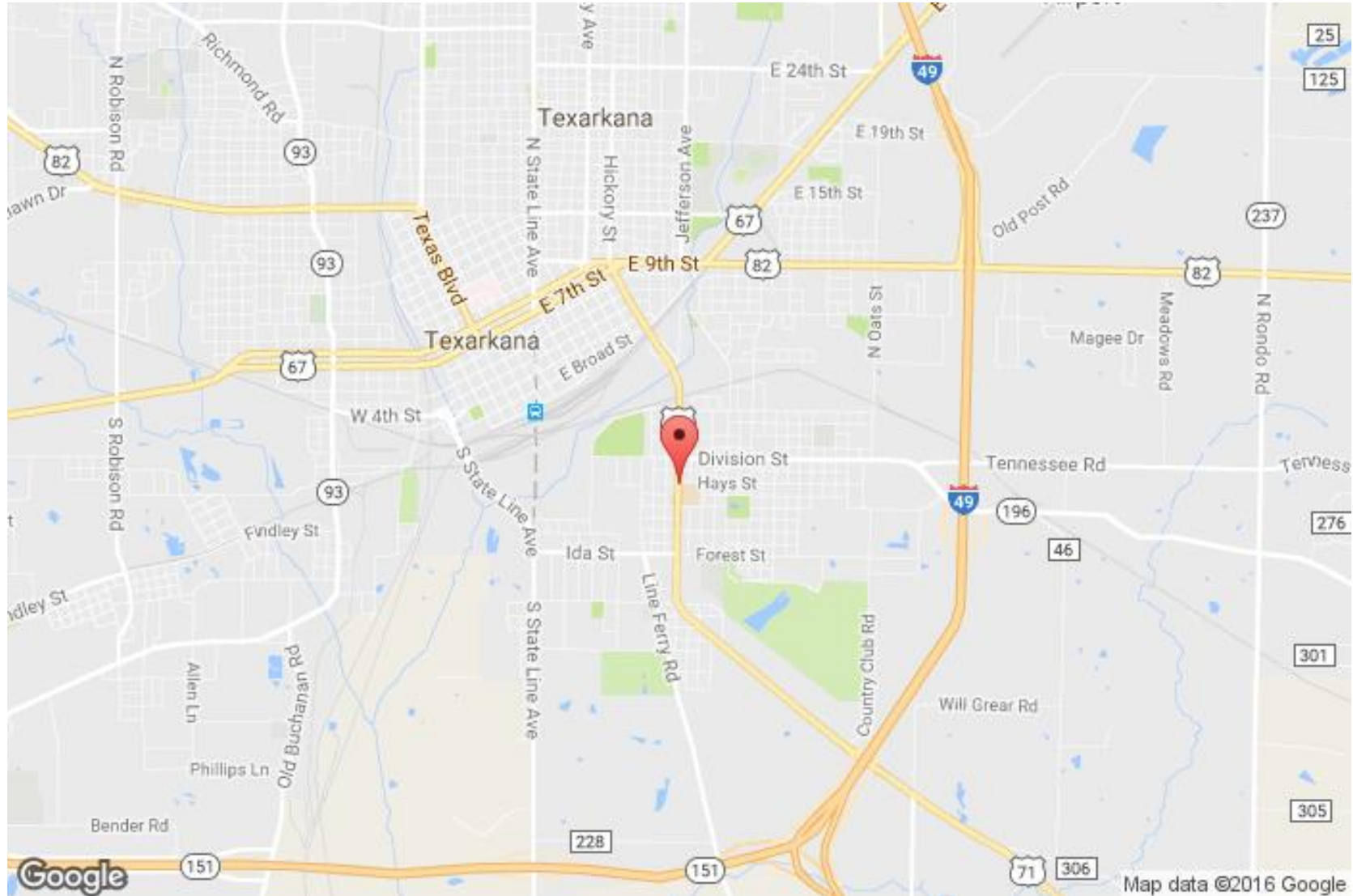
# Aerial Map

College Hill Shopping Center  
710 East Street | Texarkana, AR 71854



# Maps and Aerials

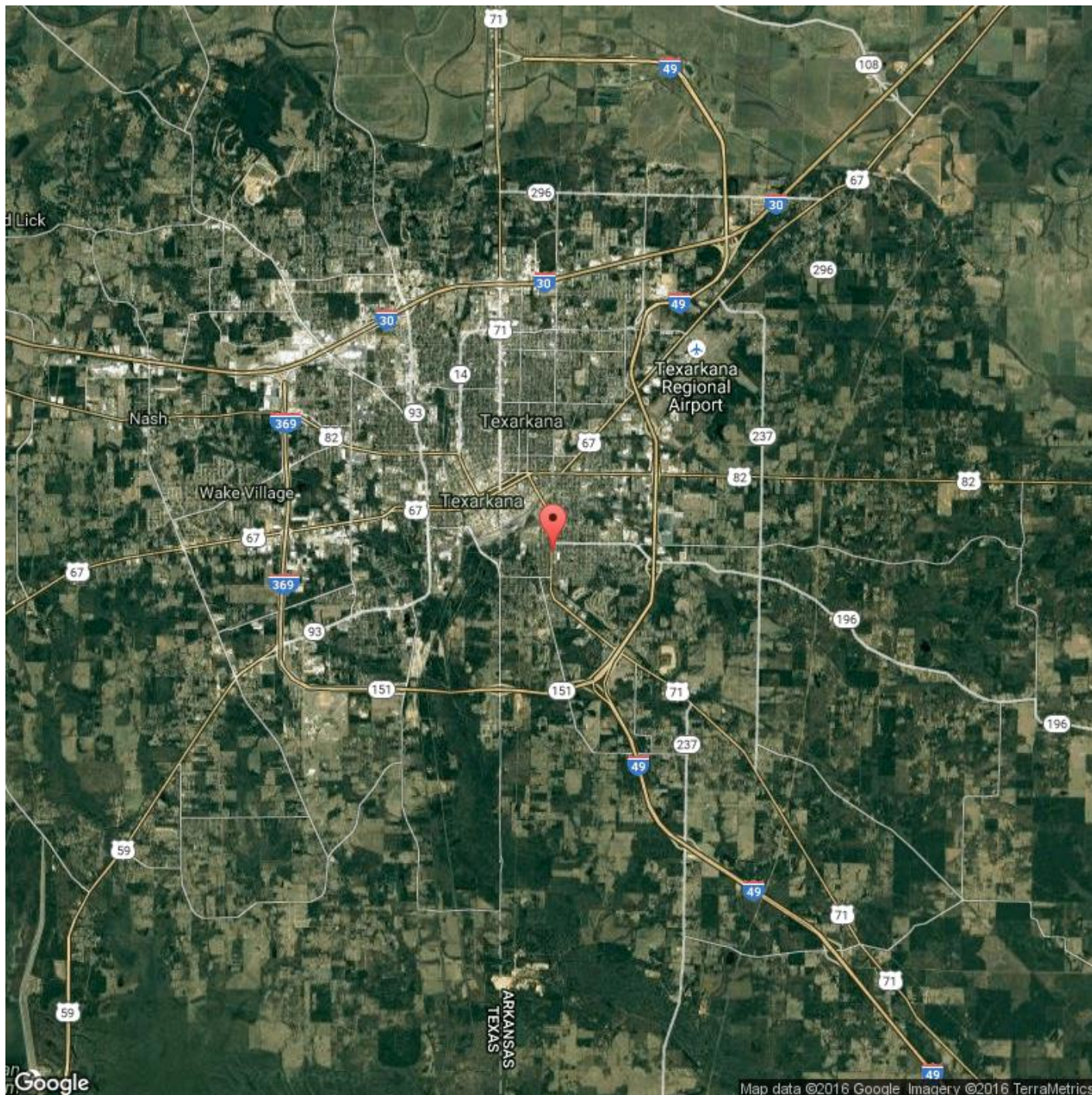
College Hill Shopping Center  
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# Regional Map

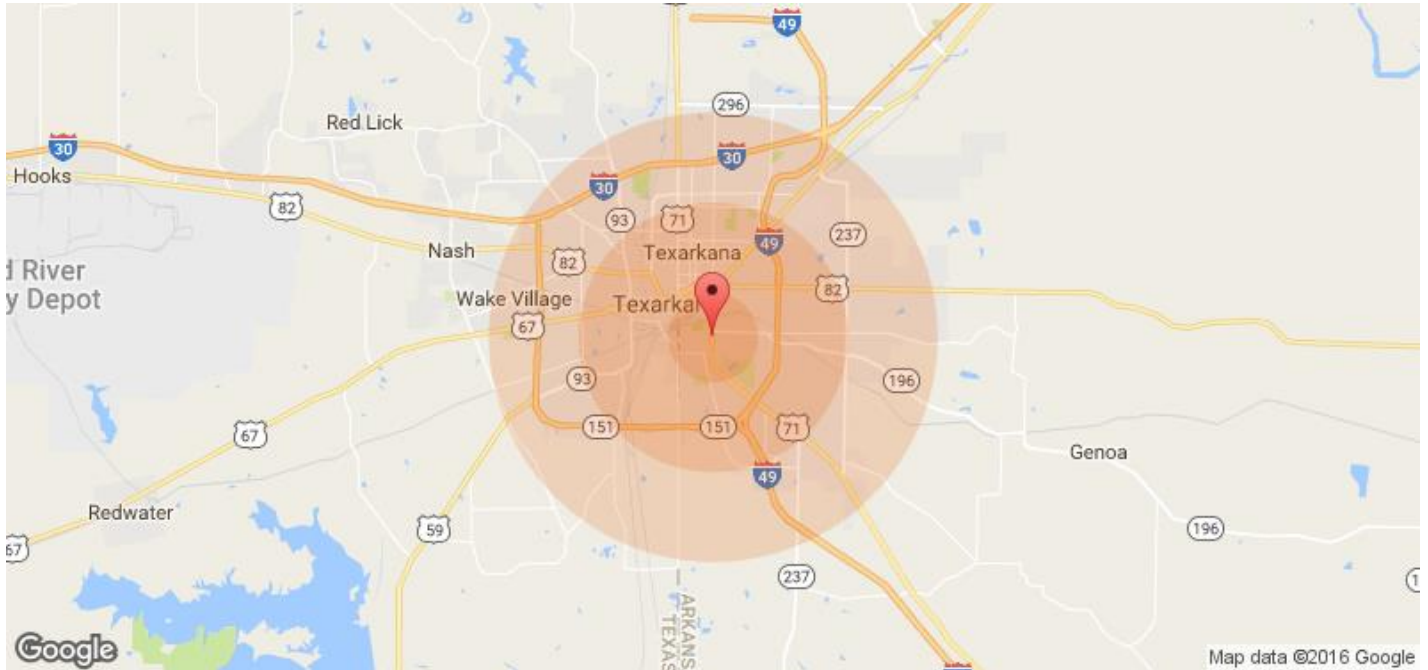
College Hill Shopping Center  
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# Demographics

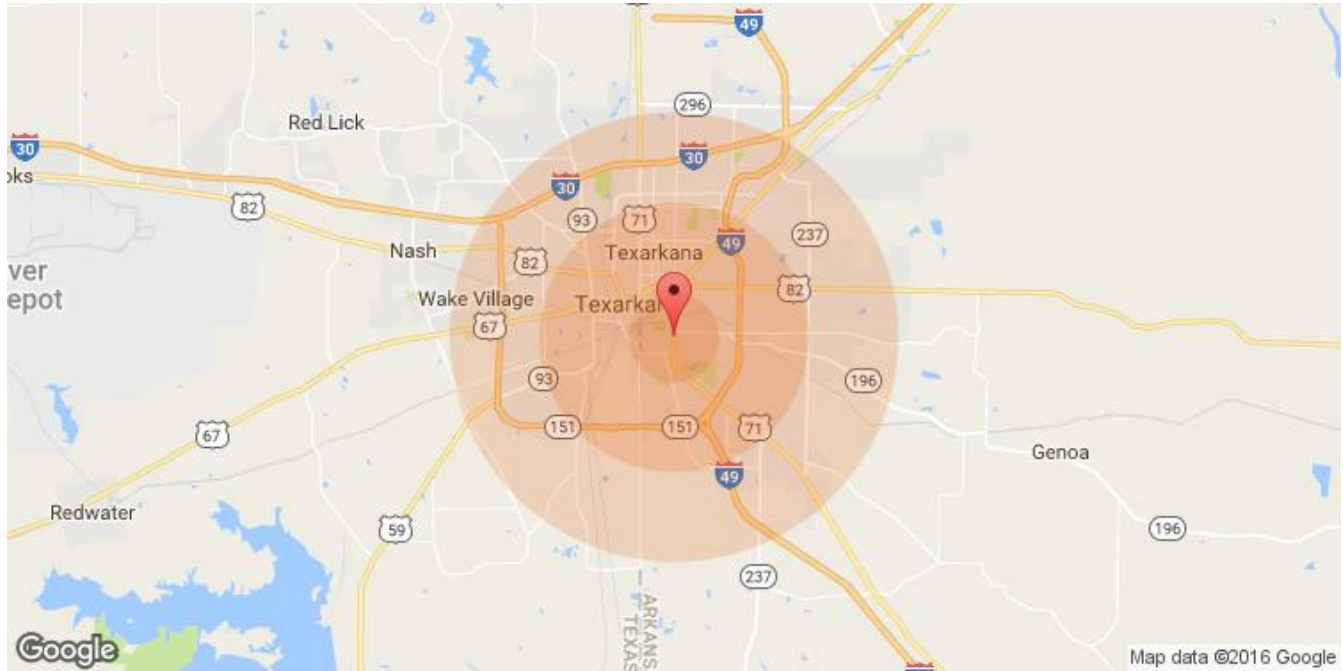
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<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
AGES 0-4	361	1,892	3,503	Median Household Income	\$19,277	\$27,985	\$36,388
AGES 5-9	484	2,592	4,769	< \$10000	377	2,118	3,233
AGES 10-14	429	2,348	4,406	\$10000-\$14999	295	1,235	1,945
AGES 15-19	405	2,212	4,232	\$15000-\$19999	198	1,012	1,752
AGES 20-24	409	2,092	3,987	\$20000-\$24999	232	1,050	1,812
AGES 25-29	423	2,052	3,852	\$25000-\$29999	83	789	1,562
AGES 30-34	425	2,018	3,819	\$30000-\$34999	83	590	1,219
AGES 35-39	430	1,995	3,896	\$35000-\$39999	145	486	1,198
AGES 40-44	426	1,915	3,946	\$40000-\$44999	132	616	1,498
AGES 45-49	387	1,930	4,083	\$45000-\$49999	64	561	1,194
AGES 50-54	340	1,806	3,841	\$50000-\$60000	57	930	2,011
AGES 55-59	315	1,634	3,554	\$60000-\$74000	91	916	2,129
AGES 60-64	262	1,353	3,017	\$75000-\$99999	56	638	1,733
AGES 65-69	192	1,052	2,427	\$100000-\$124999	32	298	1,036
AGES 70-74	146	834	1,932	\$125000-\$149999	N/A	88	343
AGES 75-79	108	647	1,453	\$150000-\$199999	8	141	398
AGES 80-84	73	477	1,029	> \$200000	20	59	249
AGES 85+	233	1,082	2,203				
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Non Hispanic White	2,558	13,700	33,210	Housing Units	2,241	13,323	24,756
Population Black	3,143	14,845	23,786	Occupied Housing Units	1,910	11,425	21,979
Population Am In/AK Nat	1	32	82	Owner Occupied Housing Units	896	5,442	11,276
				Renter Occupied Housing Units	1,014	5,983	10,703
				Vacant Housing Units	331	1,898	2,777

# Demographics

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## **POPULATION**

	<b><u>1 MILE</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>
Male	3,133 (53.57 %)	14,328 (47.87 %)	29,525 (49.25 %)
Female	30,424 (46.43 %)	30,424 (52.13 %)	30,424 (50.75 %)
Total Population	5,848	29,931	59,949

## **AGE BREAKDOWN**

	<b><u>1 MILE</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>
Ages 0-4	361 (6.17 %)	1,892 (6.32 %)	3,503 (5.84 %)
Ages 5-9	484 (8.28 %)	2,592 (8.66 %)	4,769 (7.96 %)
Ages 10-14	429 (7.34 %)	2,348 (7.84 %)	4,406 (7.96 %)
Ages 15-19	405 (6.93 %)	2,212 (7.39 %)	4,232 (7.06 %)
Ages 20-24	409 (6.99 %)	2,092 (6.99 %)	3,987 (6.65 %)
Ages 25-29	423 (7.23 %)	2,052 (6.86 %)	3,852 (6.43 %)
Ages 30-34	425 (7.27 %)	2,018 (6.74 %)	3,819 (6.37 %)
Ages 35-39	430 (7.35 %)	1,995 (6.67 %)	3,896 (6.50 %)
Ages 40-44	426 (7.28 %)	1,915 (6.40 %)	3,946 (6.58 %)
Ages 45-49	387 (6.62 %)	1,930 (6.45 %)	4,083 (6.81 %)
Ages 50-54	340 (5.81 %)	1,806 (6.03 %)	3,841 (6.41 %)
Ages 55-59	315 (5.39 %)	1,634 (5.46 %)	3,554 (5.93 %)
Ages 60-64	262 (4.48 %)	1,353 (4.52 %)	3,017 (5.03 %)
Ages 65-69	192 (3.28 %)	1,052 (3.51 %)	2,427 (4.05 %)
Ages 70-74	146 (2.50 %)	834 (2.79 %)	1,932 (3.22 %)
Ages 75-79	108 (1.85 %)	647 (2.16 %)	1,453 (2.42 %)
Ages 80-84	73 (1.25 %)	477 (1.59 %)	1,029 (1.72 %)
Ages 85+	233 (3.98 %)	1,082 (3.61 %)	2,203 (3.67 %)



# Demographics

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## HOUSEHOLD INCOME

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Income	\$19,277	\$27,985	\$36,388
Less than \$10,000	377	2,118	3,233
\$10,000 - \$14,999	295	1,235	1,945
\$15,000 - \$19,999	198	1,012	1,752
\$20,000 - \$24,999	232	1,050	1,812
\$25,000 - \$29,999	83	789	1,562
\$30,000 - \$34,999	83	590	1,219
\$35,000 - \$39,999	145	486	1,198
\$40,000 - \$44,999	132	616	1,498
\$45,000 - \$49,999	64	561	1,194
\$50,000 - \$59,999	57	930	2,011
\$60,000 - \$74,999	91	916	2,129
\$75,000 - \$99,999	56	638	1,733
\$100,000 - \$124,999	32	298	1,036
\$125,000 - \$149,999	N/A	88	343
\$150,000 - \$199,999	8	141	398
Greater than \$200,000	20	59	249

## HOUSING

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Housing Units	2,241	13,323	24,756
Occupied Units	1,910	11,425	21,979
Owner Occupied Units	896	5,442	11,276
Renter Occupied Units	1,014	5,983	10,703
Vacant Units	331	1,898	2,777

## RACE DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	2,558	13,700	33,210
Population Black	3,143	14,845	23,786
Population Am In/Ak Nat	1	32	82

Building: 1

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Age/YC: 1959 Condition: A Effective Age: 0 Grade: C4

	Occupancy	Heating/Cooling	Sprinkler
Primary:	Shopping Center - Neighborhood (86%)	W&Cair (100%)	(0%)
Secondary:	SHELLN (14%)	(0%)	(0%)

Avg. Floor Area: 67,326 Common Wall:

Avg. Perimeter: 1,429 Total Floor Area: 67,326

No. Floors: 1 Total Height: 16

Avg. Floor Hgt: 16 Unit Multiplier 0



Building: 2

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Age/YC: 1985 Condition: A Effective Age: 0 Grade: C4

	Occupancy	Heating/Cooling	Sprinkler
Primary:	Retail Stores (0%)	H/A-NZ (100%)	(0%)
Secondary:	(0%)	(0%)	(0%)

Avg. Floor Area: 2,094 Common Wall:  
Avg. Perimeter: 186 Total Floor Area: 2,094  
No. Floors: 1 Total Height: 12  
Avg. Floor Hgt: 12 Unit Multiplier 0





