

202 Arkansas Blvd.

202 Arkansas Blvd
Texarkana, AR 71854



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NAI American Realty Company
Commercial Real Estate Services, Worldwide

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Property Description

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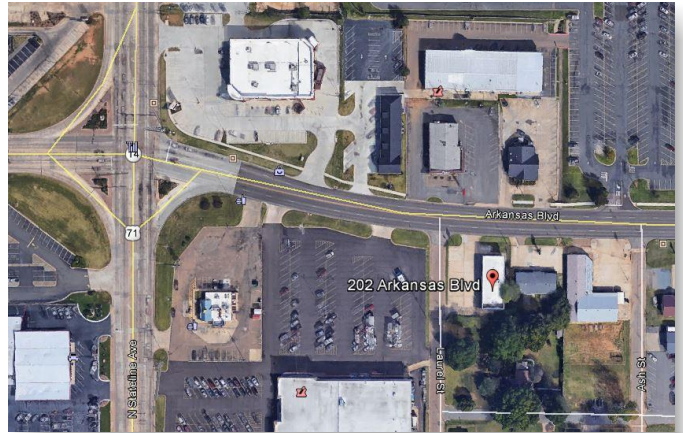
Now leasing:

Former Payless Shoes Building located on Arkansas Blvd. in Texarkana, Arkansas.

Building is situated on .316 acres and offers 3,096 sf of space.

Neighboring businesses include Walmart Supercenter, Albertsons, CVS, Walgreen's, Schlotsky's, and Dollar Tree.

Currently priced at \$17 psf



Property Photos

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Aerial Map

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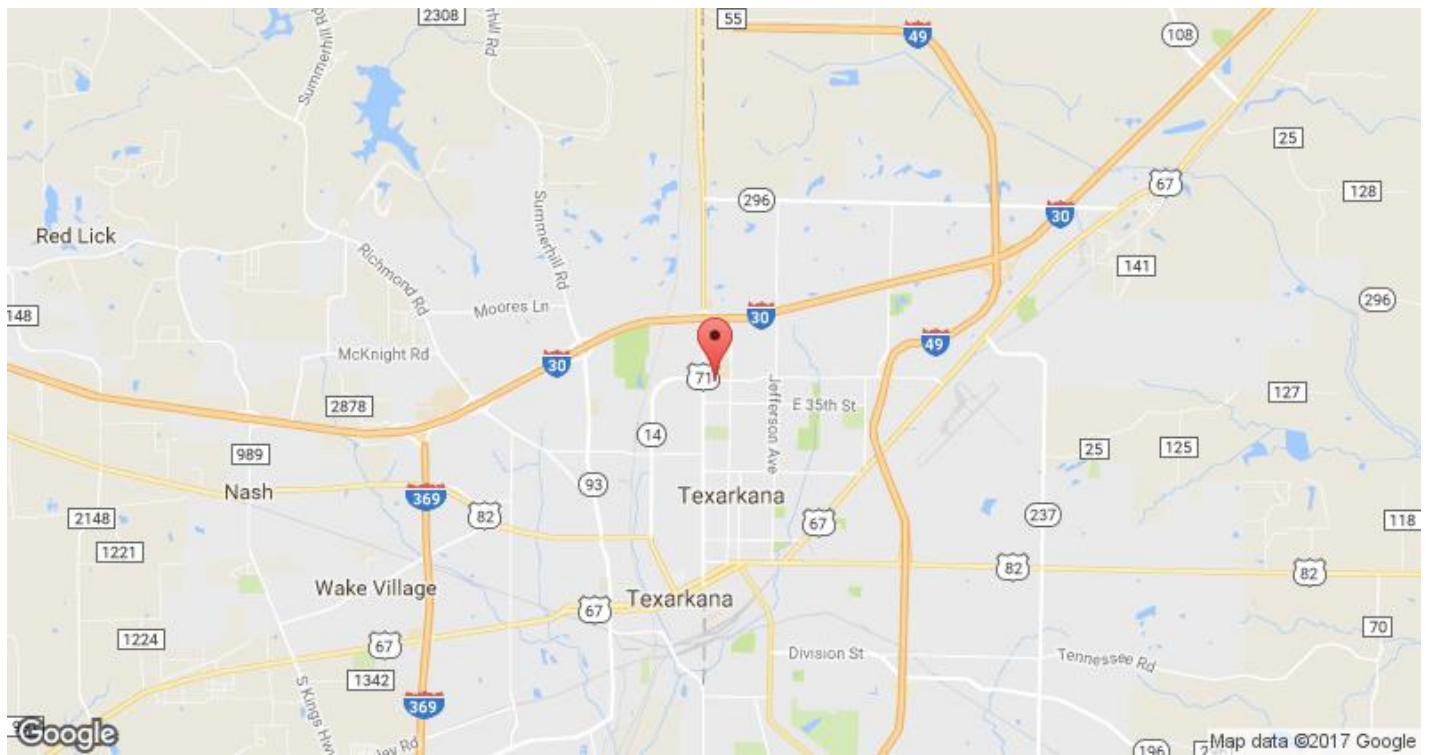


Google

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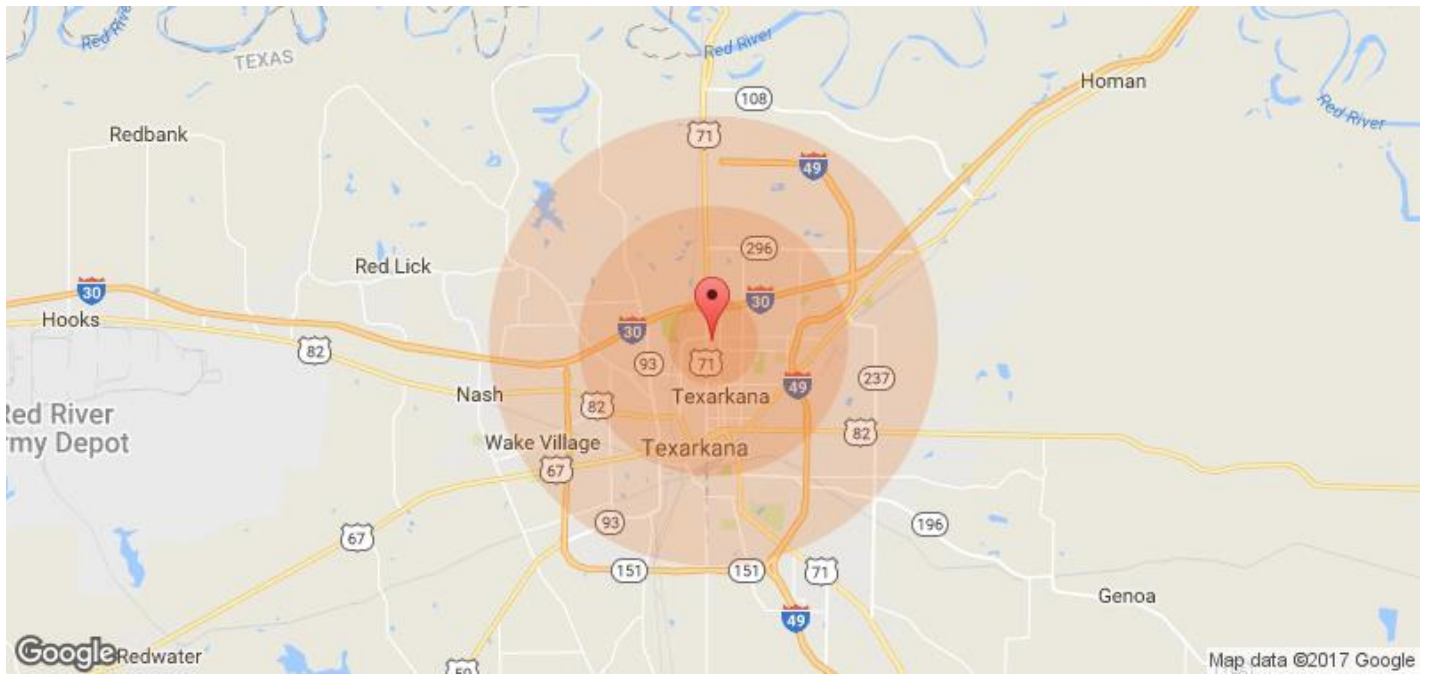
Location Map

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Demographics

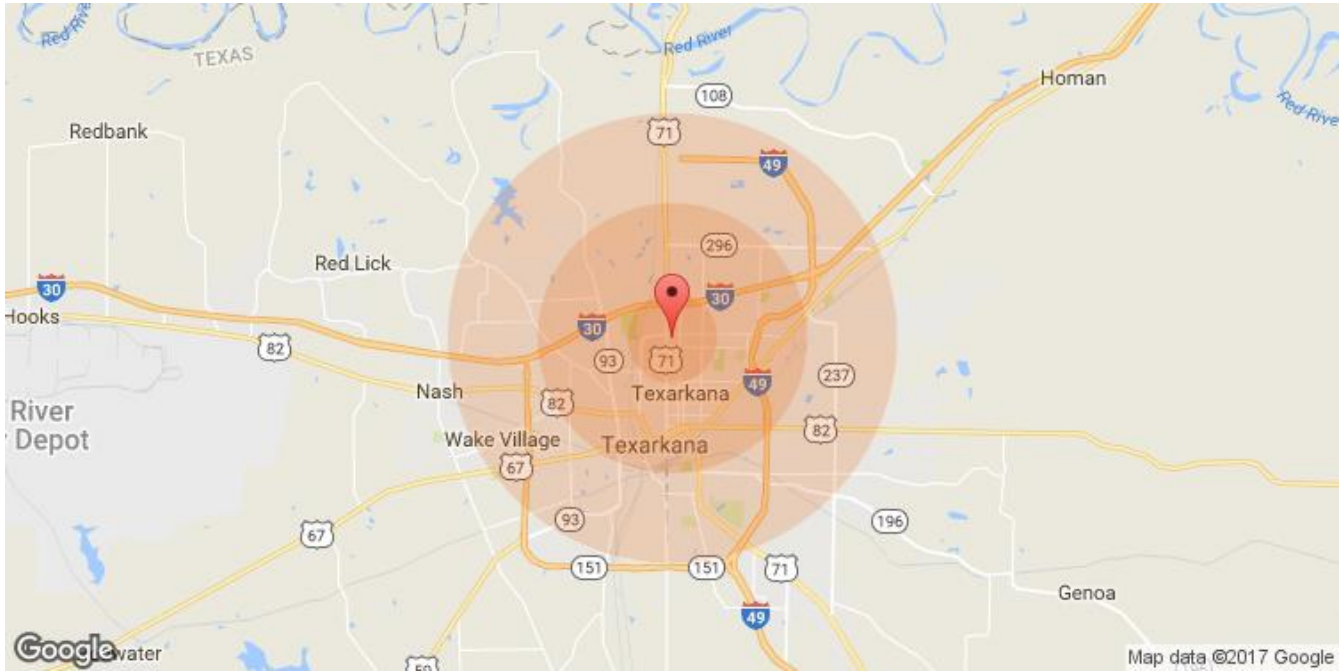
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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
AGES 0-4	336	2,364	3,784	Median Household Income	\$35,069	\$39,877	\$40,211
AGES 5-9	499	3,184	5,152	< \$10000	340	2,174	3,379
AGES 10-14	471	2,929	4,786	\$10000-\$14999	248	1,219	2,098
AGES 15-19	443	2,862	4,618	\$15000-\$19999	231	1,091	1,702
AGES 20-24	373	2,726	4,346	\$20000-\$24999	143	1,064	1,665
AGES 25-29	340	2,673	4,150	\$25000-\$29999	261	1,140	1,669
AGES 30-34	354	2,658	3,998	\$30000-\$34999	162	970	1,248
AGES 35-39	400	2,716	3,989	\$35000-\$39999	103	836	1,327
AGES 40-44	420	2,687	3,982	\$40000-\$44999	186	1,044	1,461
AGES 45-49	437	2,797	4,171	\$45000-\$49999	172	959	1,244
AGES 50-54	381	2,658	4,033	\$50000-\$60000	184	1,498	2,399
AGES 55-59	322	2,486	3,816	\$60000-\$74000	192	1,483	2,508
AGES 60-64	280	2,133	3,340	\$75000-\$99999	157	1,377	2,084
AGES 65-69	239	1,737	2,720	\$100000-\$124999	78	921	1,471
AGES 70-74	184	1,370	2,132	\$125000-\$149999	N/A	321	505
AGES 75-79	148	1,034	1,588	\$150000-\$199999	14	415	591
AGES 80-84	125	746	1,108	> \$200000	56	284	394
AGES 85+	357	1,625	2,227				
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	5 Mile
Non Hispanic White	3,846	23,742	37,207	Housing Units	2,608	17,714	26,619
Population Black	2,074	15,651	23,790	Occupied Housing Units	2,324	15,727	23,859
Population Am In/AK Nat	3	33	47	Owner Occupied Housing Units	1,041	7,788	12,524
				Renter Occupied Housing Units	1,283	7,939	11,335
				Vacant Housing Units	284	1,987	2,760

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POPULATION

	1 MILE	3 MILE	5 MILE
Male	2,767 (45.29 %)	19,909 (48.11 %)	30,678 (47.98 %)
Female	3,342 (54.71 %)	21,476 (51.89 %)	33,262 (52.02 %)
Total Population	6,109	41,385	63,940

AGE BREAKDOWN

	1 MILE	3 MILE	5 MILE
Ages 0-4	336 (5.50 %)	2,364 (5.71 %)	3,784 (5.92 %)
Ages 5-9	499 (8.17 %)	3,184 (7.69 %)	5,152 (8.06 %)
Ages 10-14	471 (7.71 %)	2,929 (7.08 %)	4,786 (8.06 %)
Ages 15-19	443 (7.25 %)	2,862 (6.92 %)	4,618 (7.22 %)
Ages 20-24	373 (6.11 %)	2,726 (6.59 %)	4,346 (6.80 %)
Ages 25-29	340 (5.57 %)	2,673 (6.46 %)	4,150 (6.49 %)
Ages 30-34	354 (5.79 %)	2,658 (6.42 %)	3,998 (6.25 %)
Ages 35-39	400 (6.55 %)	2,716 (6.56 %)	3,989 (6.24 %)
Ages 40-44	420 (6.88 %)	2,687 (6.49 %)	3,982 (6.23 %)
Ages 45-49	437 (7.15 %)	2,797 (6.76 %)	4,171 (6.52 %)
Ages 50-54	381 (6.24 %)	2,658 (6.42 %)	4,033 (6.31 %)
Ages 55-59	322 (5.27 %)	2,486 (6.01 %)	3,816 (5.97 %)
Ages 60-64	280 (4.58 %)	2,133 (5.15 %)	3,340 (5.22 %)
Ages 65-69	239 (3.91 %)	1,737 (4.20 %)	2,720 (4.25 %)
Ages 70-74	184 (3.01 %)	1,370 (3.31 %)	2,132 (3.33 %)
Ages 75-79	148 (2.42 %)	1,034 (2.50 %)	1,588 (2.48 %)
Ages 80-84	125 (2.05 %)	746 (1.80 %)	1,108 (1.73 %)
Ages 85+	357 (5.84 %)	1,625 (3.93 %)	2,227 (3.48 %)

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HOUSEHOLD INCOME

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Income	\$35,069	\$39,877	\$40,211
Less than \$10,000	340	2,174	3,379
\$10,000 - \$14,999	248	1,219	2,098
\$15,000 - \$19,999	231	1,091	1,702
\$20,000 - \$24,999	143	1,064	1,665
\$25,000 - \$29,999	261	1,140	1,669
\$30,000 - \$34,999	162	970	1,248
\$35,000 - \$39,999	103	836	1,327
\$40,000 - \$44,999	186	1,044	1,461
\$45,000 - \$49,999	172	959	1,244
\$50,000 - \$59,999	184	1,498	2,399
\$60,000 - \$74,999	192	1,483	2,508
\$75,000 - \$99,999	157	1,377	2,084
\$100,000 - \$124,999	78	921	1,471
\$125,000 - \$149,999	N/A	321	505
\$150,000 - \$199,999	14	415	591
Greater than \$200,000	56	284	394

HOUSING

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Housing Units	2,608	17,714	26,619
Occupied Units	2,324	15,727	23,859
Owner Occupied Units	1,041	7,788	12,524
Renter Occupied Units	1,283	7,939	11,335
Vacant Units	284	1,987	2,760

RACE DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	3,846	23,742	37,207
Population Black	2,074	15,651	23,790
Population Am In/Ak Nat	3	33	47