

FOR LEASE

Ground Lease or Build-To-Suit

SEC I-49 & Johnson Mill Blvd, Johnson, AR



DEVELOPMENT PROPERTY OVERVIEW:

Lot Size: Lot #5 1.57 acres

Access: Ingress/Egress on Johnson Mill Blvd

Traffic Counts: I-49 – 64,000 VPD, Johnson Mill Blvd – 7,000

Utilities: Present:

VPD, Greathouse Springs Rd – 16,500 VPD, Main Dr. – 15,000

VPD

PROPERTY HIGHLIGHTS:

Located in red-hot greater Fayetteville market. Ideal for retail use, office, medical. Easy commute to Blessing Golf Course neighborhood and AR Children's Hospital. Immediate access off I-49. 3 miles from AR Children's hospital.

AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
1 M	2,483	\$77,345
3 M	32,289	\$52,403
5 M	132,526	\$50,632