



**SHANNON INC**

104 N Hampton Ave  
Russellville, AR 72802



**ASHLEY GROUP**  
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Ashley Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ashley Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ashley Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ashley Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ashley Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Ashley Group in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

---

## SECTION 1



**ASHLEY GROUP**  
COMMERCIAL REAL ESTATE



### Offering Summary

Sale Price:	\$3,892,500
Building Size:	25,200 SF
Lot Size:	2.65 Acres
Price / SF:	\$154.46
Cap Rate:	6.5%
NOI:	\$253,000
Year Built:	2004
Renovated:	2020
Zoning:	C-2
Submarket:	Russellville

### Property Overview

The Ashley Company is pleased to present this two tenant strip center in the Heart of Russellville's Retail Corridor. This 25,200sf retail strip center is 100% leased and is operated by Harbor Freight and Boot Barn, both being corporate stores on long term leases.

### Property Highlights

- Located in the retail corridor of a fast growing college town in Arkansas, this property has frontage onto Main Street that hosts 18,000 cars per day.
- This site has access to Interstate 40 and is located across the street from Russellville's Industrial & Manufacturing Park.
- Fortune 500 companies in the area include Tyson Foods, Olin, Firestone Tire and Rubber, International Paper, ConAgra Brands.
- Other notable employers are Arkansas Tech University, River Commerce and Nuclear One, the only nuclear power plant in the state of Arkansas.
- Within a close proximity to Arkansas Tech University, the 3rd largest University in the state of Arkansas.
- Russellville's trade area includes 117,000 people over a 25 mile radius.
- Nearby National Retailers include: Walmart Supercenter, Lowe's, Hobby Lobby, TJ Maxx, Belk, Ross Dress for Less, Shoe Carnival, Chick Fil A and PetSmart.





# Shannon INC

## Location Information

Building Name	Shannon INC
Street Address	104 N Hampton Ave
City, State, Zip	Russellville, AR 72802
County	Pope
Sub-market	Russellville
Cross-Streets	E Main Street & Hampton Avenue
Signal Intersection	No

## Building Information

NOI	\$253,000.00
Cap Rate	6.5
Occupancy %	100.0%
Tenancy	Multiple
Year Built	2004
Year Last Renovated	2020
Free Standing	Yes

# LOCATION INFORMATION

---

## SECTION 2



**ASHLEY GROUP**  
COMMERCIAL REAL ESTATE





Shannon INC

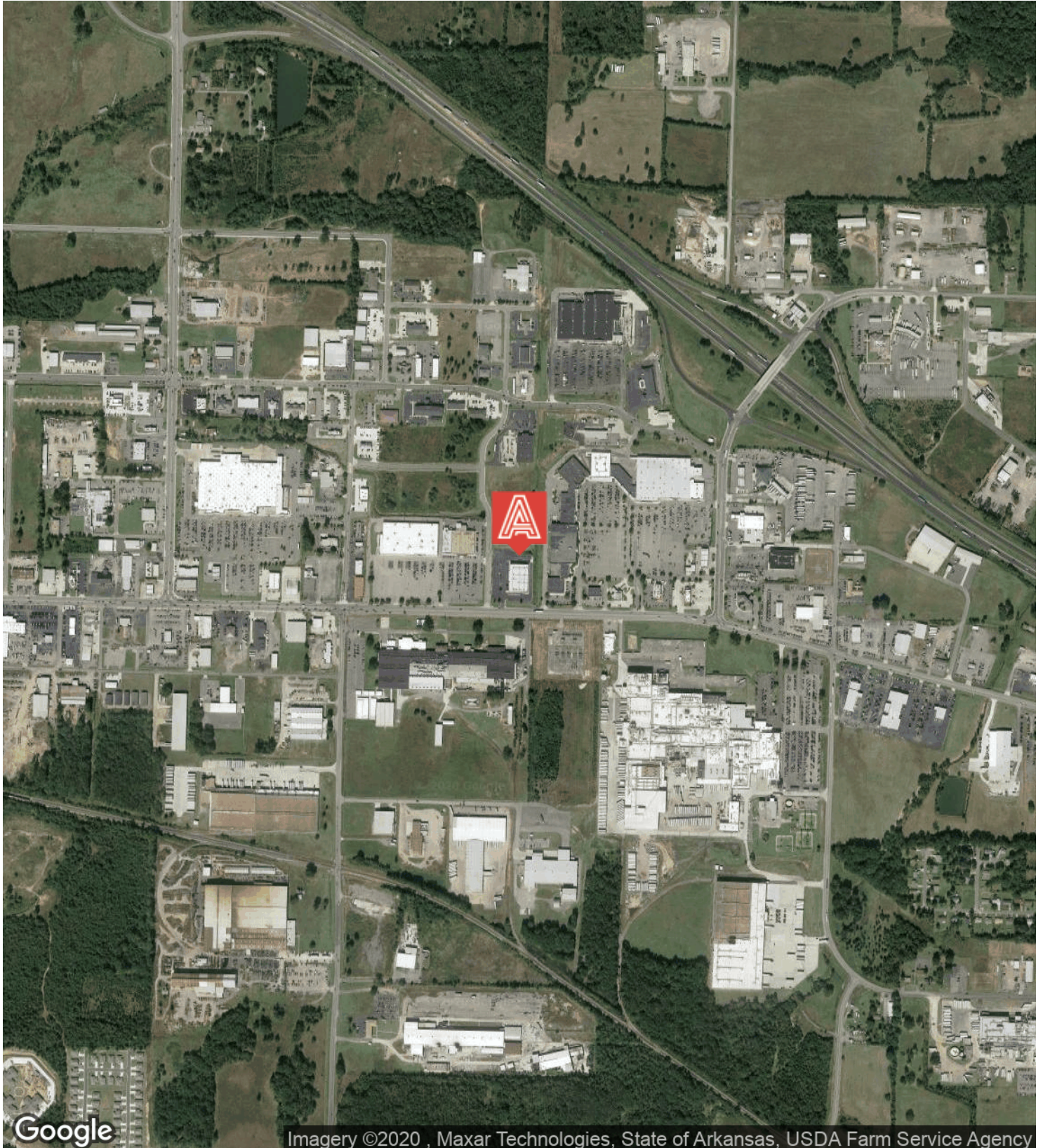






**AERIAL MAPS**

Shannon INC



**GRAYSON CHILTON**

501.758.7745 | [gchilton@ashleygroup.net](mailto:gchilton@ashleygroup.net)

Ashley Group | 501.758.7745 | 2851 Lakewood Village Dr, North Little Rock, AR 72116



# DEMOGRAPHICS

---

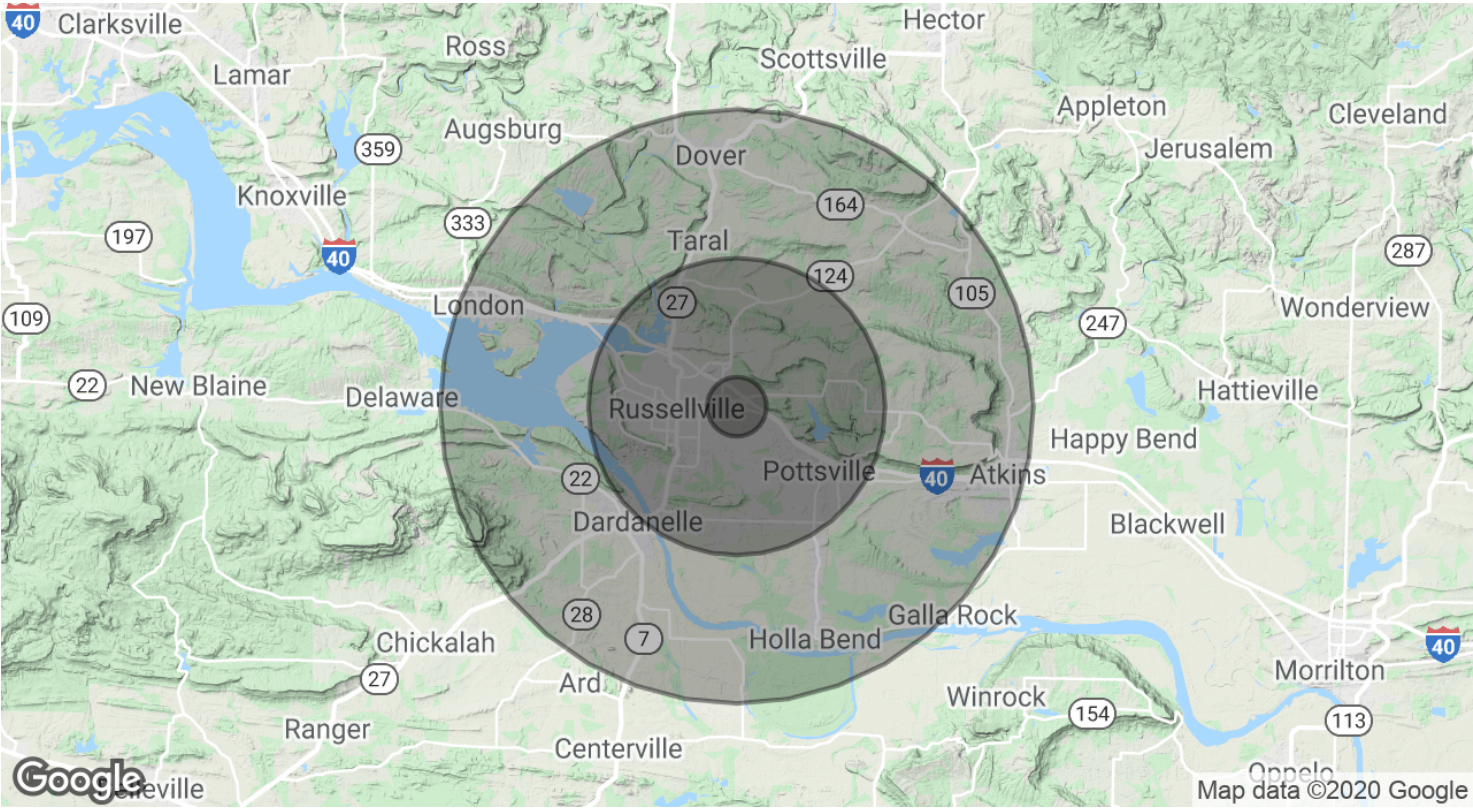
## SECTION 3



**ASHLEY GROUP**  
COMMERCIAL REAL ESTATE



# Shannon INC



Population	1 Mile	5 Miles	10 Miles
Total Population	1,958	31,591	59,083
Average age	28.8	31.8	34.4
Average age (Male)	26.2	29.1	32.1
Average age (Female)	31.3	34.1	36.7

Households & Income	1 Mile	5 Miles	10 Miles
Total households	769	11,942	21,933
# of persons per HH	2.5	2.6	2.7
Average HH income	\$40,178	\$49,731	\$51,631
Average house value	\$97,758	\$108,149	\$119,570

\* Demographic data derived from 2010 US Census