

COMMERCIAL RETAIL CENTER



- CONVENIENTLY LOCATED AT THE CORNER OF COUNTRY CLUB AND HWY 36
- DAILY TRAFFIC COUNTS OF APPROXIMATELY 20,000
- CONTEMPORARY VILLAGE ARCHITECTURAL DESIGN

RETAIL SPACE

- 64,000 SF NEIGHBORHOOD MARKET DEVELOPMENT ANCHORED BY HARP'S GROCERY
- 15,000 SF OF RETAIL SPACE
 - SPACE RANGING FROM 1,200 SF AND UP

OFFICE SPACE

- 15,000 SF OF QUIET OFFICE SPACE ON SECOND FLOOR
 - ELEVATOR ACCESS/SUITE DIRECTORY

OUT PARCEL LOT AVAILABLE

- 1.97 ACRES
- \$10.00/ SF

GLEN JOHNSON
(501) 442 – 0089
GLEN@CRESCENTLLC.COM



LUCAS ANDERSON
(501) 230 – 3160
LUCAS@CRESCENTLLC.COM

400 LLAMA DRIVE • SEARCY • ARKANSAS • 72143

DEMOGRAPHICS AND INCOME SUMMARY

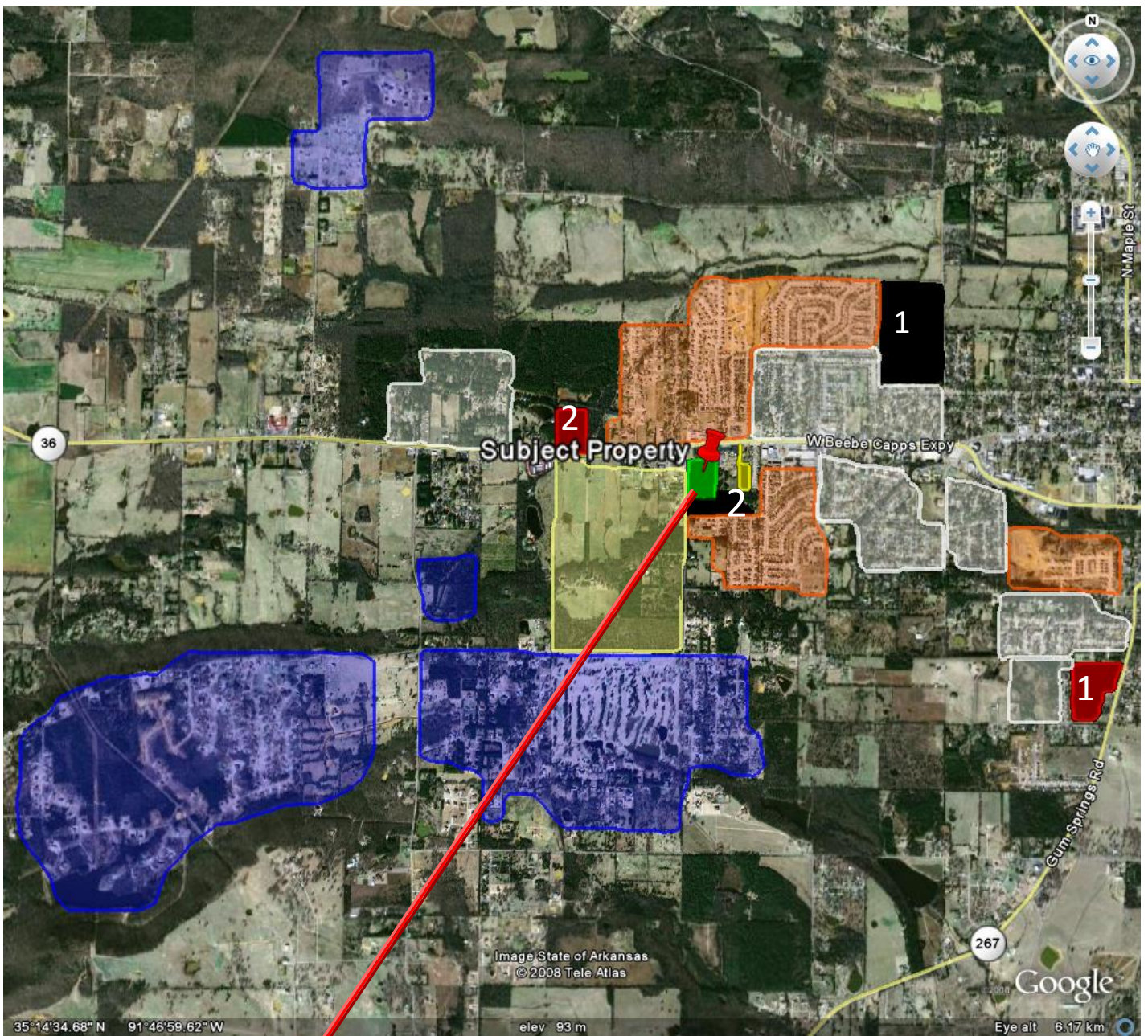
(WITHIN 3 MILES)

	2008
Population	19,966
Households	7,069
Families	4,863
Median Age	32.5










Population by Age	2008
0 – 19	27.5%
20 – 54	49.6%
55 – 85+	22.9%

Race and Ethnicity	2008
White Alone	90%
Black Alone	6.3%
Other	6.4%

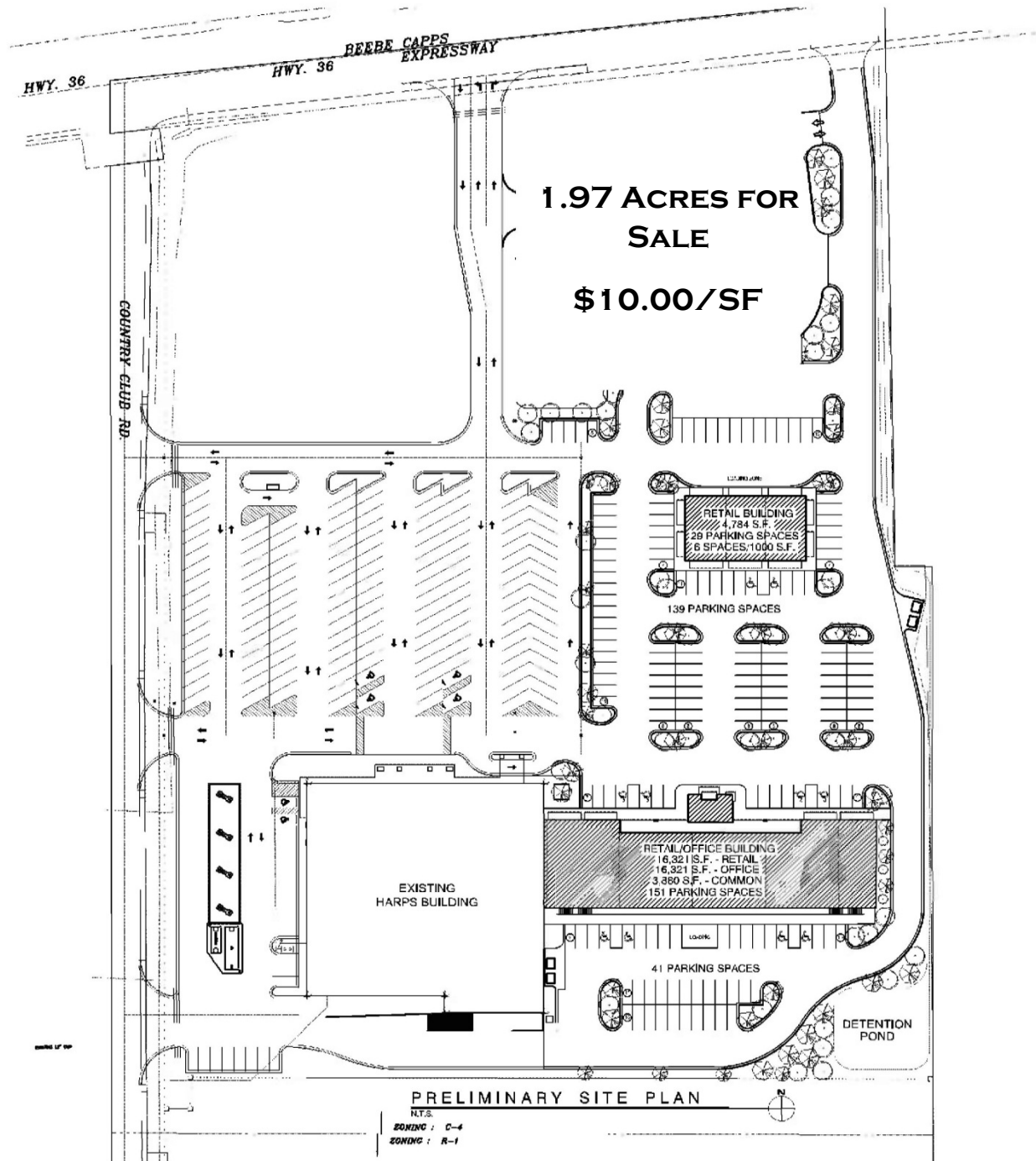
Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
\$15,000 – \$34,999	2,039	32%	1,850	26.2%	1,645	21.8%
\$35,000 – \$99,000	2,749	43.2%	3,510	49.7%	3,806	50.6%



KEY

-  EXISTING HIGH INCOME BED BASE
-  EXISTING HIGH TO MIDDLE INCOME BED BASE
-  EXISTING MIDDLE INCOME BED BASE
-  MEDICAL WEST CLINIC
-  SEARCY HIGH SCHOOL (1); WESTSIDE ELEMENTARY SCHOOL (2)
-  1) PROPOSED SITE FOR NEW PUBLIC ELEMENTARY SCHOOL
-  2) 200+ UNIT APARTMENT COMPLEX UNDER CONSTRUCTION
-  MASTER PLANNED DEVELOPMENT, THE "DOMINION," UNDER CONSTRUCTION
 - COMMERCIAL AREA
 - ZERO LOT LINE HOMES, SINGLE FAMILY HOMES
 - PROPOSED PUBLIC SCHOOL
-  SUBJECT PROPERTY

SITE PLAN



**HARPS RETAIL/OFFICE
CRESCENT COMMERCIAL PROJECT
& SOUTHWIND PARTNERS**
Searcy, Arkansas



***CONCEPTUAL SITE PLAN**