



LDC
PROPERTIES

management
development
sales/leasing



1409 Malcolm Ave. Suite B / D

Newport, AR 63901

For Lease:

1,200 & 1,660 SF

\$10.00/SF/YR + NNN

PROPERTY HIGHLIGHTS

- Great Visibility On Busy Malcolm Ave.
- Highest Traffic Counts in Town +14k
- Easy Parking w/ Dual Access
- Dimensions Approximately 20' x 60' & 28' x 60'
- NNN Well Managed at \$1.50/SF
- Marquee Signage Available
- Flexible Terms, BTS, TI Available
- Join Inline Tenants Cricket Wireless, Tobacco World & Domino's!

CONTACT US

(314) 580-4095

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Demographics



1 Mile

3 Mile

5 Mile

Population	2,586	7,591	7,591
Med HH Income	\$29,782	\$29,677	\$29,677



SPACE DETAILS

- Suite B - (20'x60') Suite D (28'x60')
- Easy Parking w/ Dual Access
- Marquee Signage Available
- NNN Well Managed at \$1.50/SF

Inline Tenants

- Tobacco World
- Cricket Wireless
- Domino's

LOCATION HIGHLIGHTS

- Great Visibility On Busy Malcolm Ave.
- Highest Traffic Counts in Town 14k+
- Flexible Terms, BTS, TI Available