## 3093 EAST MAIN STREET, RUSSELLVILLE, AR 72802



**PROPERTY DETAILS** Total Square Footage: 283,461 SF

## PROPERTY DESCRIPTION

Valley Park Centre is located in Russellville, Arkansas just off Interstate 40 which connects Russellville to Arkansas' three largest cities: Little Rock, Fort Smith, and Fayetteville. Positioned at the intersection of I-40 and Main Street/Highway 64, Valley Park Center boasts combined traffic counts of over 45,000 vehicles per day.

The area's two largest employers (ConAgra: 1,340 employees and Tyson Foods: 1,200 employees) are located directly across the street and Arkansas Tech University which hosts over 12,000 students is less than 3 miles from the center.

## DEMOGRAPHICS

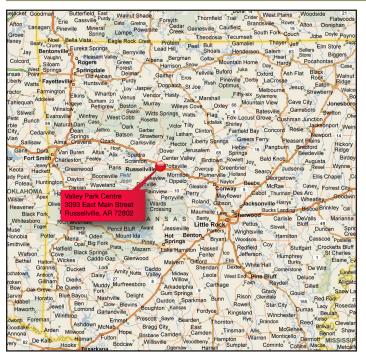
		3 Miles	5 Miles	10 Miles
Total Population		23,263	38,032	62,540
Average Household Income		\$46,639	\$55,263	\$58,941
Race:	White	78.7%	82.5%	85.8%
	Black	6.8%	5.5%	4.0%
	Other	14.6%	11.9%	10.1%

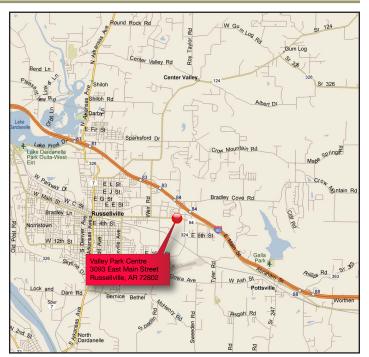
TENANTS





## VALLEY PARK CENTRE 3093 EAST MAIN STREET, RUSSELLVILLE, AR 72802





SUBJECT TENNANT SIZE SUBJECT TENNANT 12,148 SF SUBJECT TENNANT 12,148 SF
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