

# Independence Plaza

Lowell, Arkansas

101 Monument St  
Lowell, AR 72745  
[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

Shell Condition - \$28.00/SF



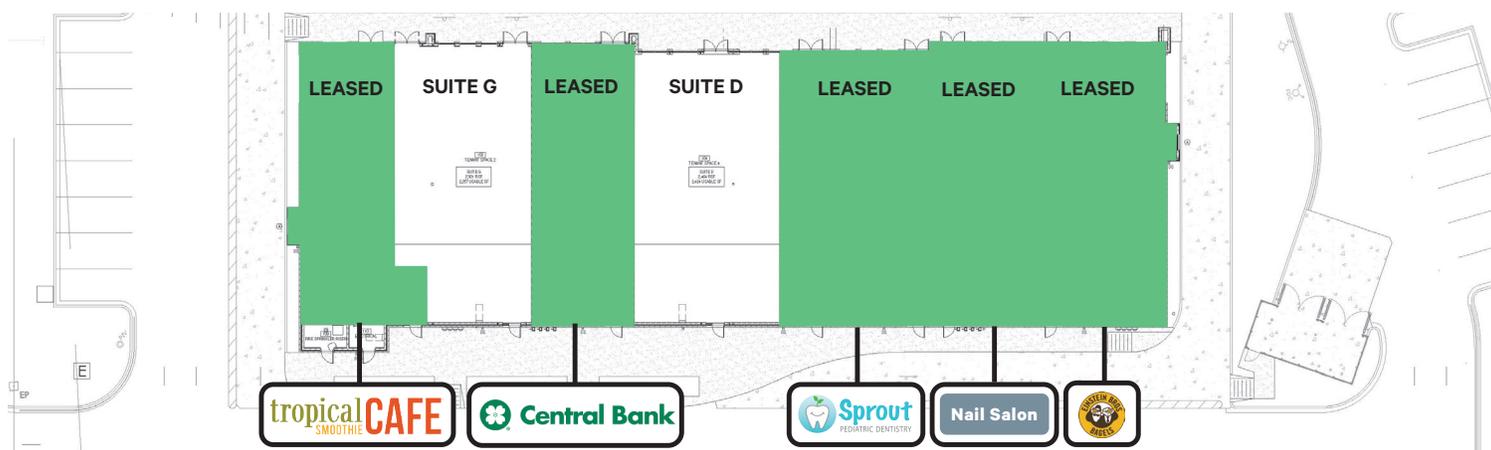
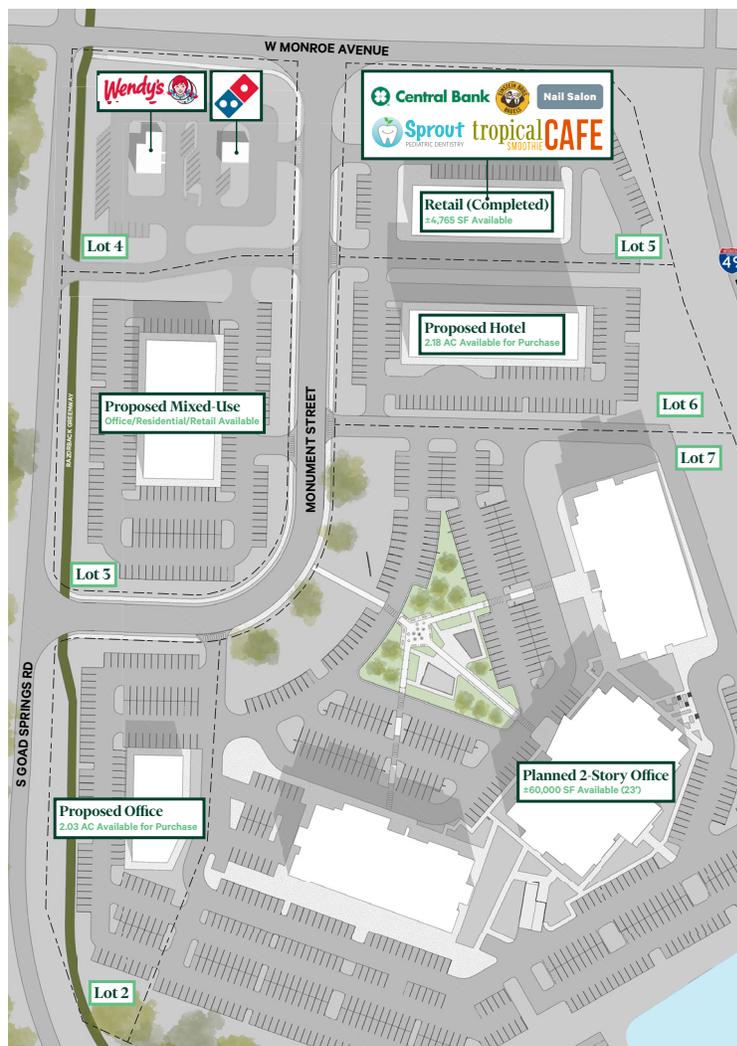
# Property Information

## Highlights

- + Independence Plaza is planned for Office and Hotel Development
- + Location Services High Growth Areas
- + Corner of W Monroe Ave (13,000 VPD) & I-49 (25,000 VPD)
- + Two Outdoor Patios
- + Ample Parking
- + Drive-Thrus at the End of Building

## Availability

- + Inline Space
  - \$28.00/SF
  - Lease Type: NNN
  - Suite D: ±2,464 SF
  - Suite G: ±2,301 SF



| Demographics          | 1 Mile | 2 Miles | 3 Miles |
|-----------------------|--------|---------|---------|
| Population            | 15,150 | 55,220  | 93,542  |
| Avg, Household Income | 43,658 | 52,920  | 62,953  |
| # of Households       | 6,420  | 21,298  | 35,530  |
| Medial Age            | 49     | 49      | 49      |

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For Lease

#2

Mid-Sized City for Jobs  
Forbes, 2016

7.8%

Job Growth by 2022  
Money Magazine, 2018

#14

Best Place to Live  
Money Magazine, 2018

## Lowell, Arkansas

Lowell, Arkansas services high growth areas such as Cave Springs & Southwest Rogers. Centered between Bentonville and Fayetteville, Lowell is considered the epicenter of Northwest Arkansas. Lowell is home to J.B. Hunt Headquarters, Arvest Operations Center, and Central Research, amounting to over 4,775 employees.



## Contact Us

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