



Marketplace Medical Building Paragould, AR

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GRU

Gazaway Realty, Inc.

FOR SALE or LEASE

Marketplace Medical Center, Paragould, AR

Features

3480 SF Medical Space
4040 SF Medical Space
1250 SF Restaurant Space

\$12/SF Lease Rate

\$1,200,000

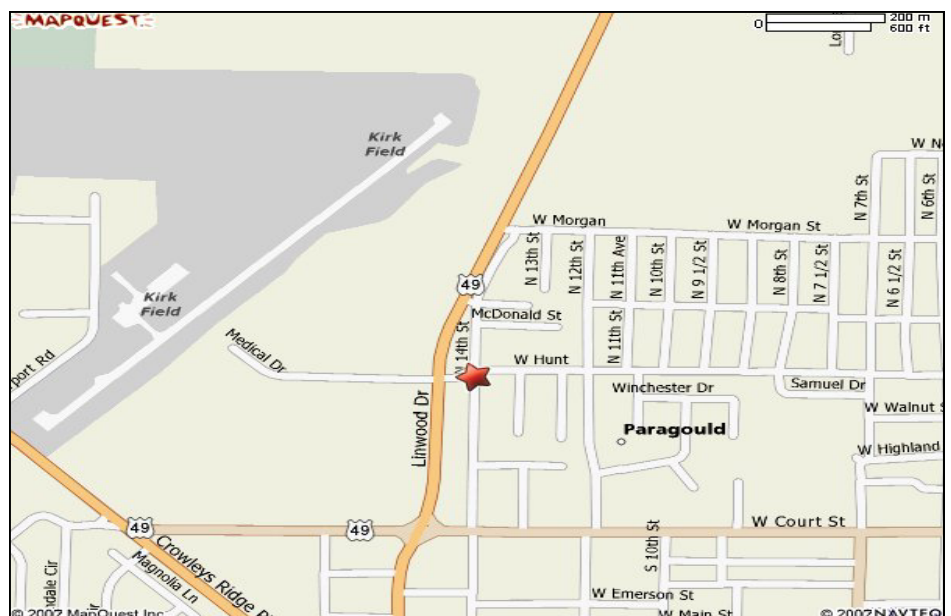
Newly Remodeled

Zoned C-3

High Visibility

.92 Acres

2007 Traffic Count
15,600 CPD



For more information,
please contact:

Jason Gazaway

Principal Broker

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2210 W. Kingshighway, Ste 9
Paragould, AR 72450



SUBJECT

Arkansas Methodist
Medical Center

Walgreens

Paragould High
School

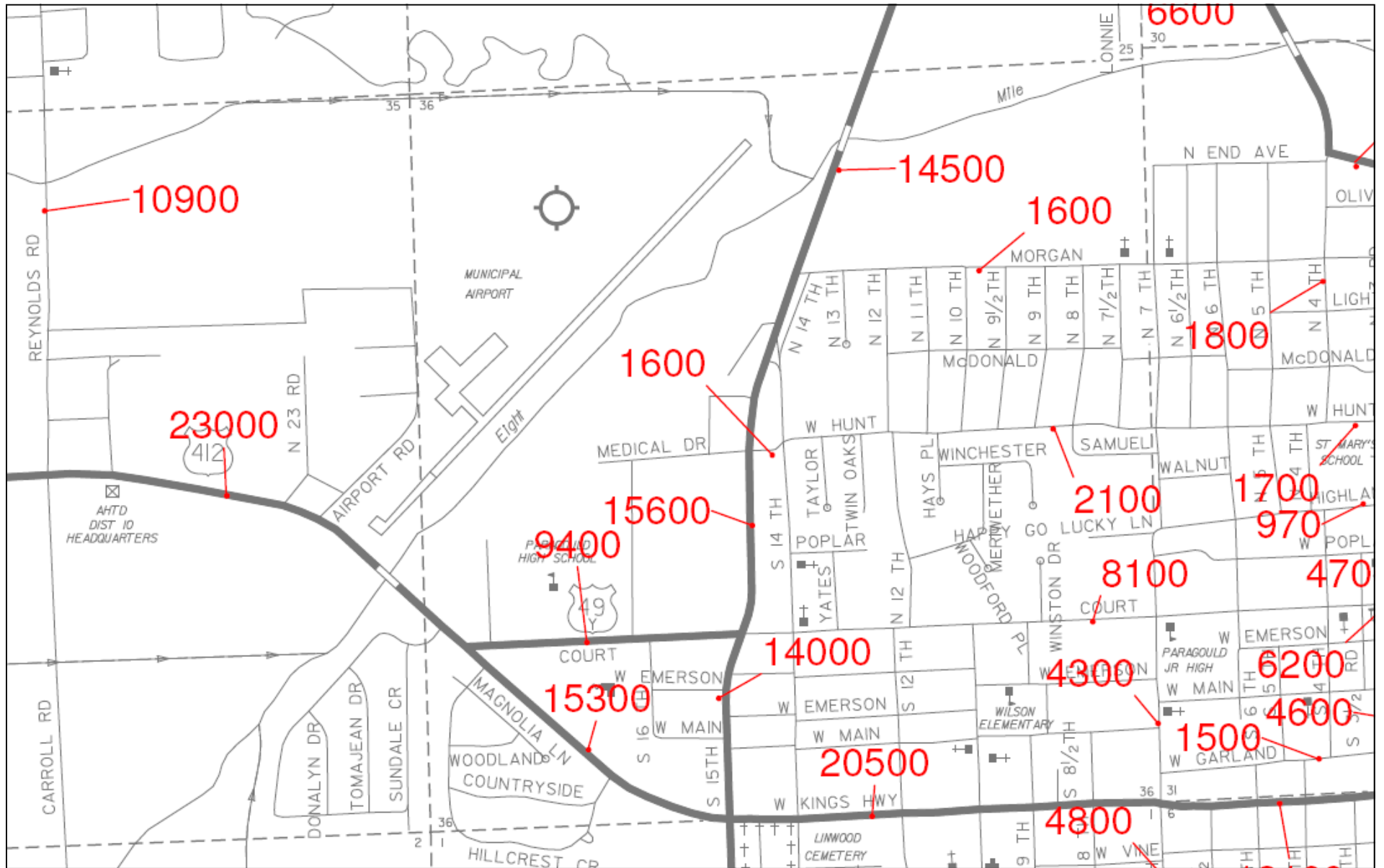
Paragould
Plaza
Shopping
Center







Traffic Counts 2007





Site Type: Radius	1400 W Hunt St Paragould, AR 72450 Radius: 1.0 mile	1400 W Hunt St Paragould, AR 72450 Radius: 3.0 mile	1400 W Hunt St Paragould, AR 72450 Radius: 5.0 mile
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2008 Population

Total Population	5,252	21,664	26,855
Male Population	47.4%	48.0%	48.4%
Female Population	52.6%	52.0%	51.6%
Median Age	40.6	38.0	37.9

2008 Income

Median HH Income	\$38,296	\$38,890	\$39,956
Per Capita Income	\$25,892	\$22,301	\$21,878
Average HH Income	\$57,799	\$53,271	\$53,134

2008 Households

Total Households	2,408	9,035	10,944
Average Household Size	2.15	2.35	2.40
1990-2000 Annual Rate	0.53%	1.6%	1.73%

2008 Housing

Owner Occupied Housing Units	54.7%	57.7%	60.4%
Renter Occupied Housing Units	35.0%	32.0%	29.4%
Vacant Housing Units	10.3%	10.4%	10.2%

Population

1990 Population	4,828	17,454	21,229
2000 Population	5,078	20,166	24,793
2008 Population	5,252	21,664	26,855
2013 Population	5,464	22,934	28,561
1990-2000 Annual Rate	0.51%	1.45%	1.56%
2000-2008 Annual Rate	0.41%	0.87%	0.97%
2008-2013 Annual Rate	0.79%	1.15%	1.24%

In the identified market area, the current year population is 26,855. In 2000, the Census count in the market area was 24,793. The rate of change since 2000 was 0.97 percent annually. The five-year projection for the population in the market area is 28,561, representing a change of 1.24 percent annually from 2008 to 2013. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	2,189	7,090	8,389
2000 Households	2,307	8,306	9,963
2008 Households	2,408	9,035	10,944
2013 Households	2,513	9,611	11,697
1990-2000 Annual Rate	0.53%	1.6%	1.73%
2000-2008 Annual Rate	0.52%	1.02%	1.14%
2008-2013 Annual Rate	0.86%	1.24%	1.34%

The household count in this market area has changed from 9,963 in 2000 to 10,944 in the current year, a change of 1.14 percent annually. The five-year projection of households is 11,697, a change of 1.34 percent annually from the current year total. Average household size is currently 2.40, compared to 2.43 in the year 2000. The number of families in the current year is 7,320 in the market area.

Housing

Currently, 60.4 percent of the 12,186 housing units in the market area are owner occupied; 29.4 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 10,898 housing units— 60.2 percent owner occupied, 31.2 percent renter occupied and 8.6 percent vacant. The rate of change in housing units since 2000 is 1.36 percent. Median home value in the market area is \$98,057, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.8 percent annually to \$102,039. From 2000 to the current year, median home value changed by 4.72 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$20,142	\$19,526	\$20,194
2000 Median HH Income	\$28,829	\$29,670	\$30,818
2008 Median HH Income	\$38,296	\$38,890	\$39,956
2013 Median HH Income	\$44,441	\$45,466	\$46,746
1990-2000 Annual Rate	3.65%	4.27%	4.32%
2000-2008 Annual Rate	3.5%	3.33%	3.2%
2008-2013 Annual Rate	3.02%	3.17%	3.19%
Per Capita Income			
1990 Per Capita Income	\$12,653	\$10,350	\$10,216
2000 Per Capita Income	\$20,919	\$17,992	\$17,664
2008 Per Capita Income	\$25,892	\$22,301	\$21,878
2013 Per Capita Income	\$30,709	\$26,362	\$25,708
1990-2000 Annual Rate	5.16%	5.68%	5.63%
2000-2008 Annual Rate	2.62%	2.64%	2.63%
2008-2013 Annual Rate	3.47%	3.4%	3.28%
Average Household Income			
1990 Average Household Income	\$27,652	\$25,165	\$25,354
2000 Average Household Income	\$48,246	\$43,848	\$43,777
2008 Average HH Income	\$57,799	\$53,271	\$53,134
2013 Average HH Income	\$68,553	\$62,707	\$62,180
1990-2000 Annual Rate	5.72%	5.71%	5.61%
2000-2008 Annual Rate	2.21%	2.39%	2.38%
2008-2013 Annual Rate	3.47%	3.32%	3.19%

Households by Income

Current median household income is \$39,956 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$46,746 in five years. In 2000, median household income was \$30,818, compared to \$20,194 in 1990.

Current average household income is \$53,134 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$62,180 in five years. In 2000, average household income was \$43,777, compared to \$25,354 in 1990.

Current per capita income is \$21,878 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,708 in five years. In 2000, the per capita income was \$17,664, compared to \$10,216 in 1990.

Population by Employment

Total Businesses	620	1,257	1,449
Total Employees	4,923	13,873	15,814

Currently, 91.7 percent of the civilian labor force in the identified market area is employed and 8.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.8 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 35.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.1 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 17.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 40.7 percent were high school graduates only (29.6 percent in the U.S.)
- 3.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.4 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)