



retail strategies

MONTICELLO, ARKANSAS

Market Guide

City Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics

(Custom Trade Area)



Population
58,065



Average Age
40.0



Household Income (Median)
\$43,914



Household Income (Average)
\$59,750



Number of Households
23,078

Peer Analysis

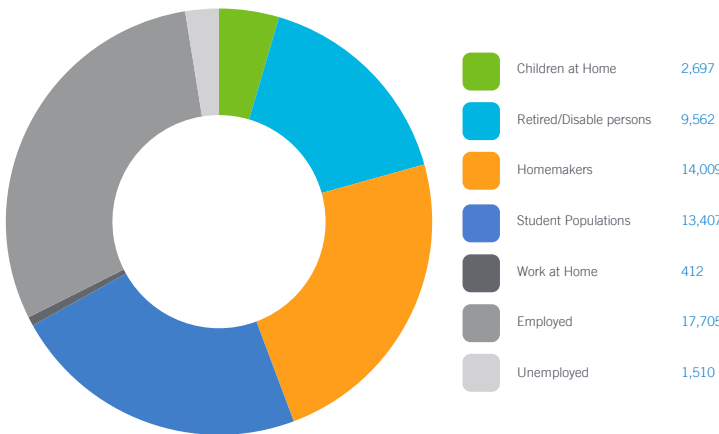
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Marksville LA	7162 Highway 1
Jacksboro TN	2824 Appalachian Hwy
Magnolia AR	60 Highway 79 N
Booneville MS	300 Walmart Cir
Malvern AR	1910 Martin Luther King Blvd
Bay Minette AL	701 Mcmeans Ave
Russellville AL	13675 Highway 43
West Point MS	5509 Highway 45 Alt S

Daytime Population 59,302

(Custom Trade Area)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



General Merchandise



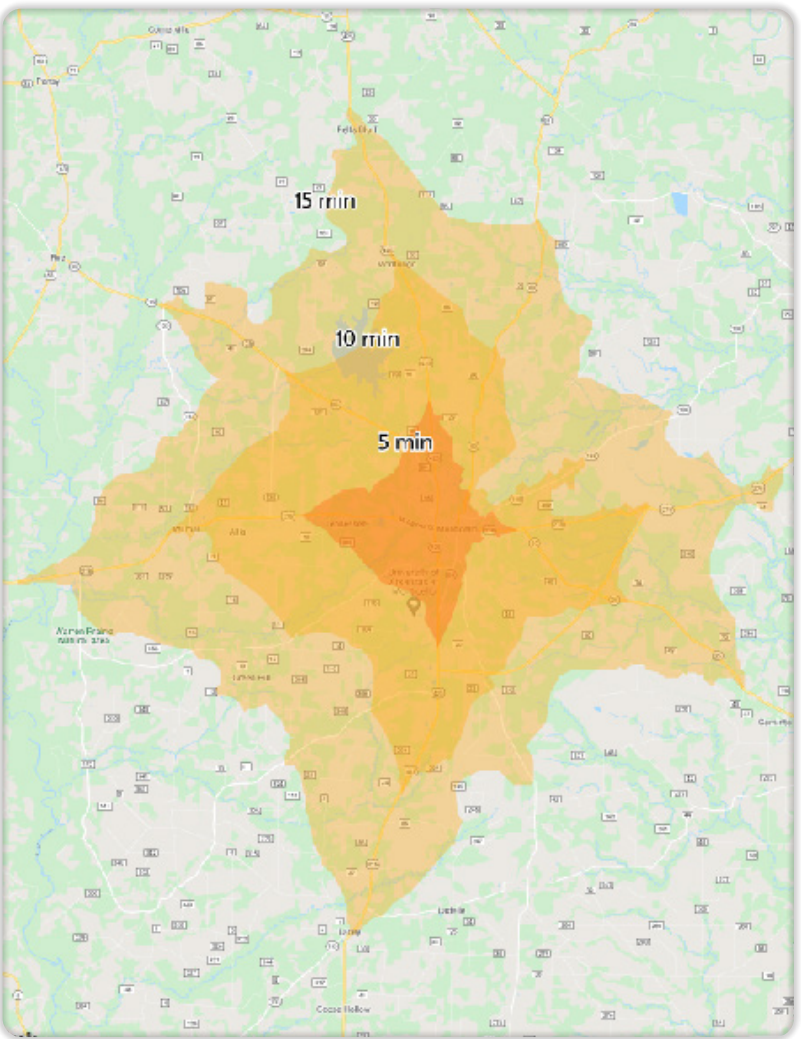
Restaurant



Building & Garden



Clothing & Accessories



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	9,910	12,205	15,756
Daytime Population	12,010	14,494	17,035
Median HH Income	\$46,821	\$47,889	\$49,520
Number of Households	4,015	4,824	6,212

	5 Minute DT	10 Minute DT	15 Minute DT
2021 Estimated Population	5,116	12,085	14,494
Daytime Population	7,908	14,842	16,289
Median HH Income	\$55,089	\$49,005	\$49,673
Number of Households	2,109	4,787	5,725

*Source: STI PopStats

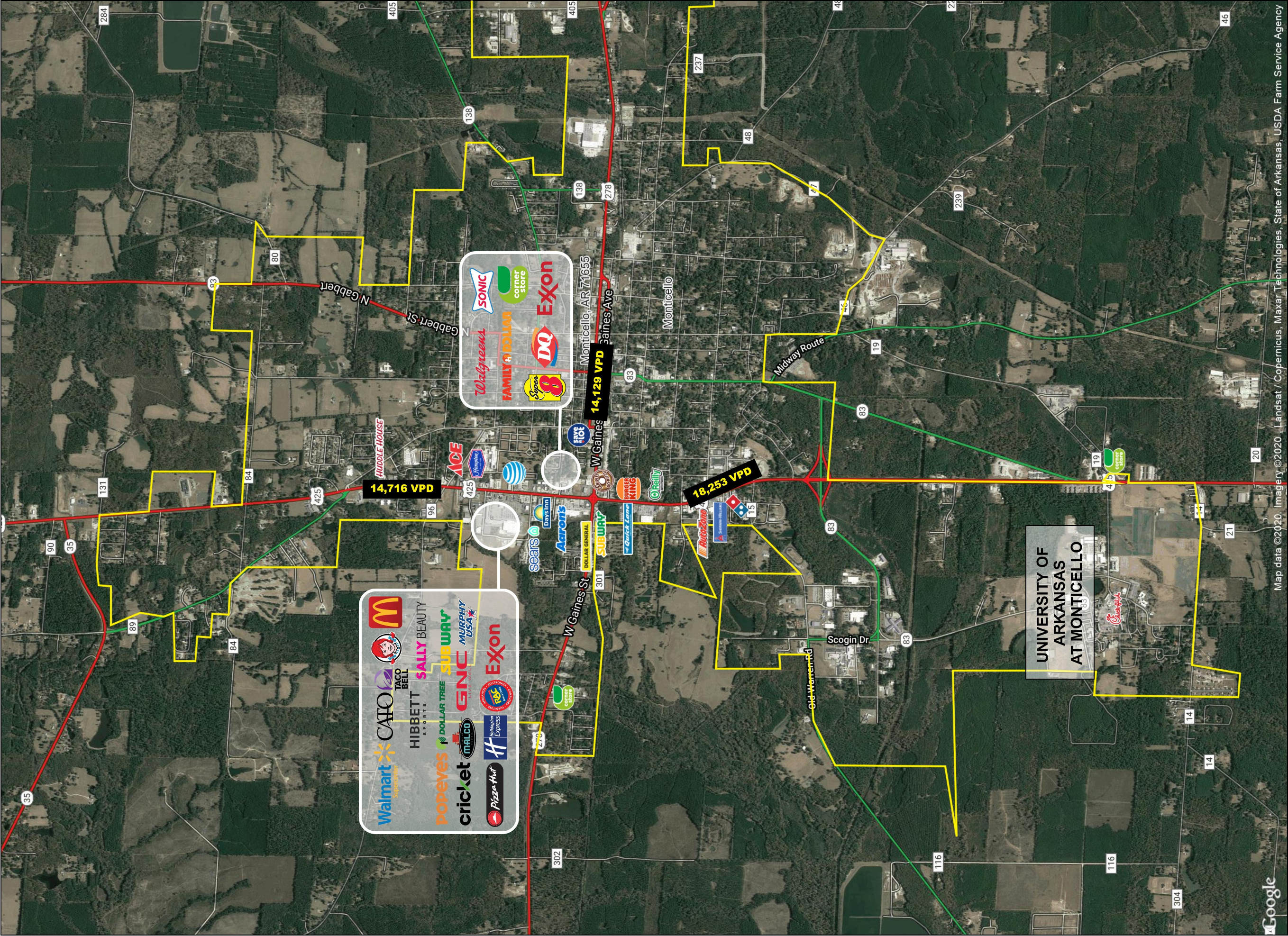


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MONTICELLO, ARKANSAS

Major Retail & Restaurants

