



FOR LEASE

Asking Rate:

\$10.00 PSF

Contact us:

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Accelerating success.

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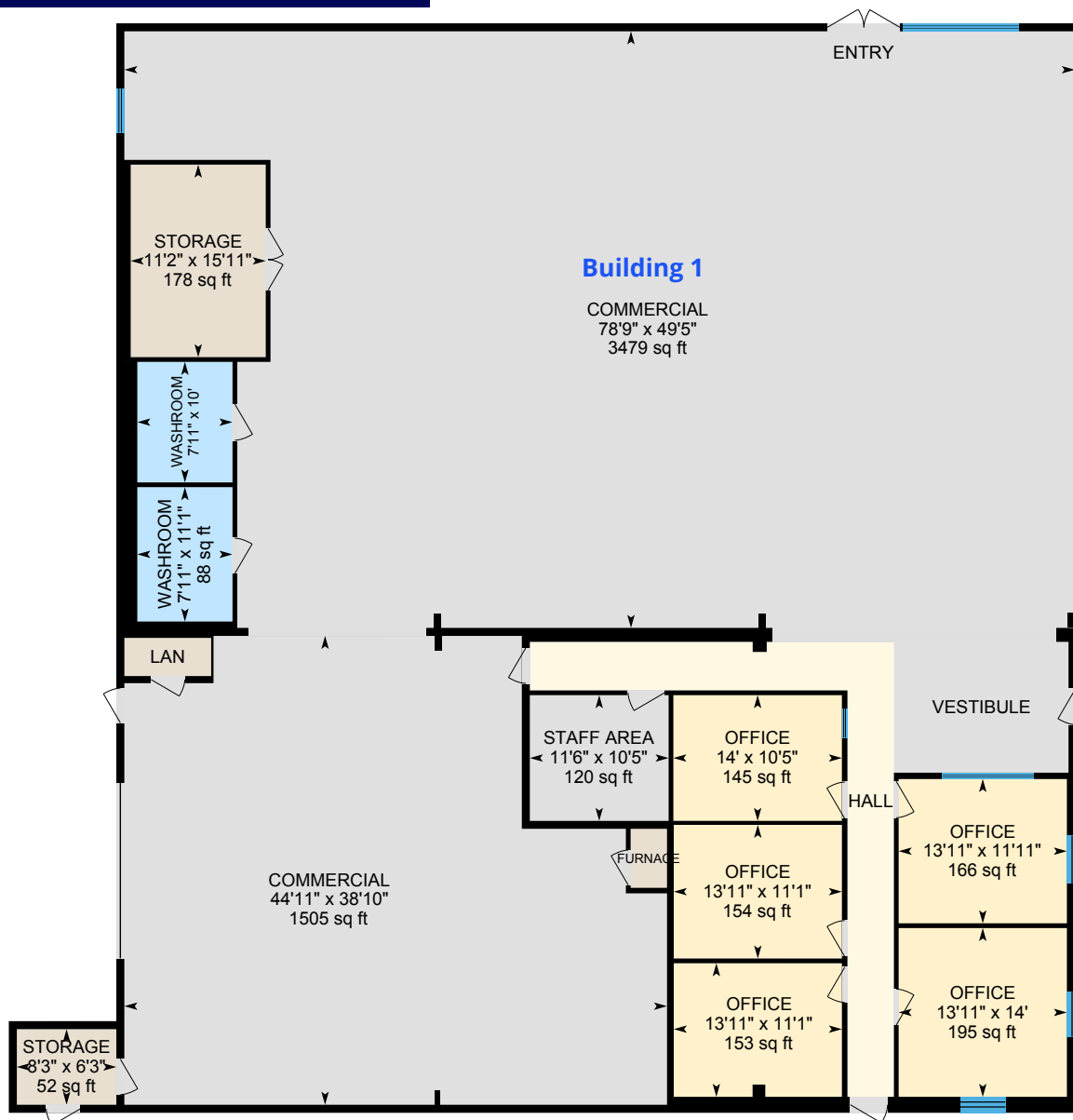
5601 Alma Highway Van Buren, Arkansas

Property Amenities

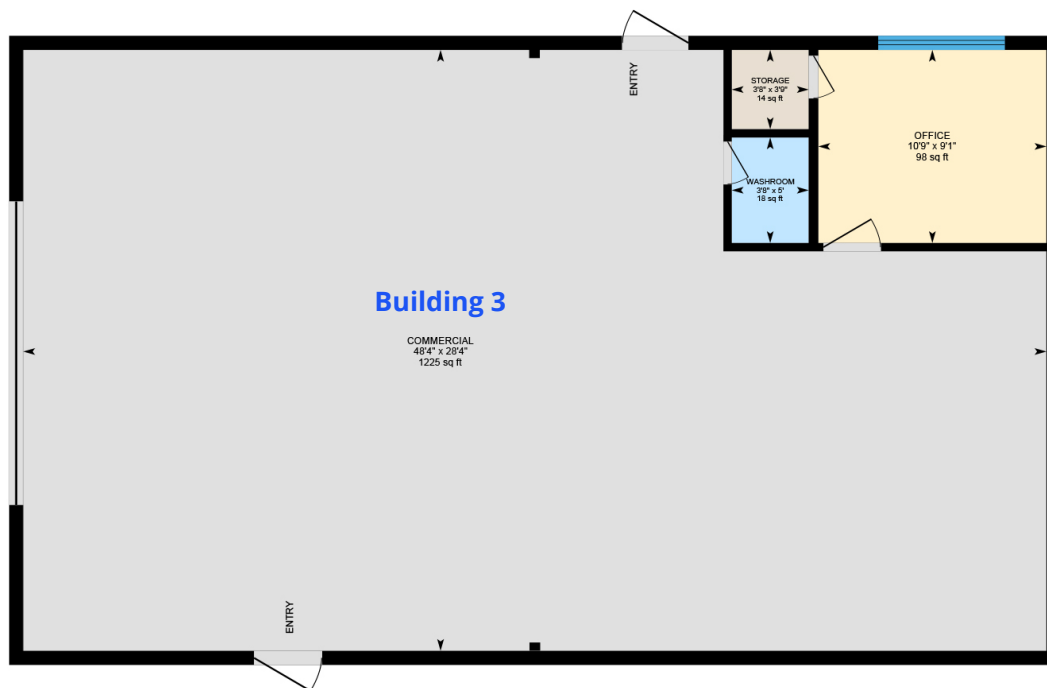
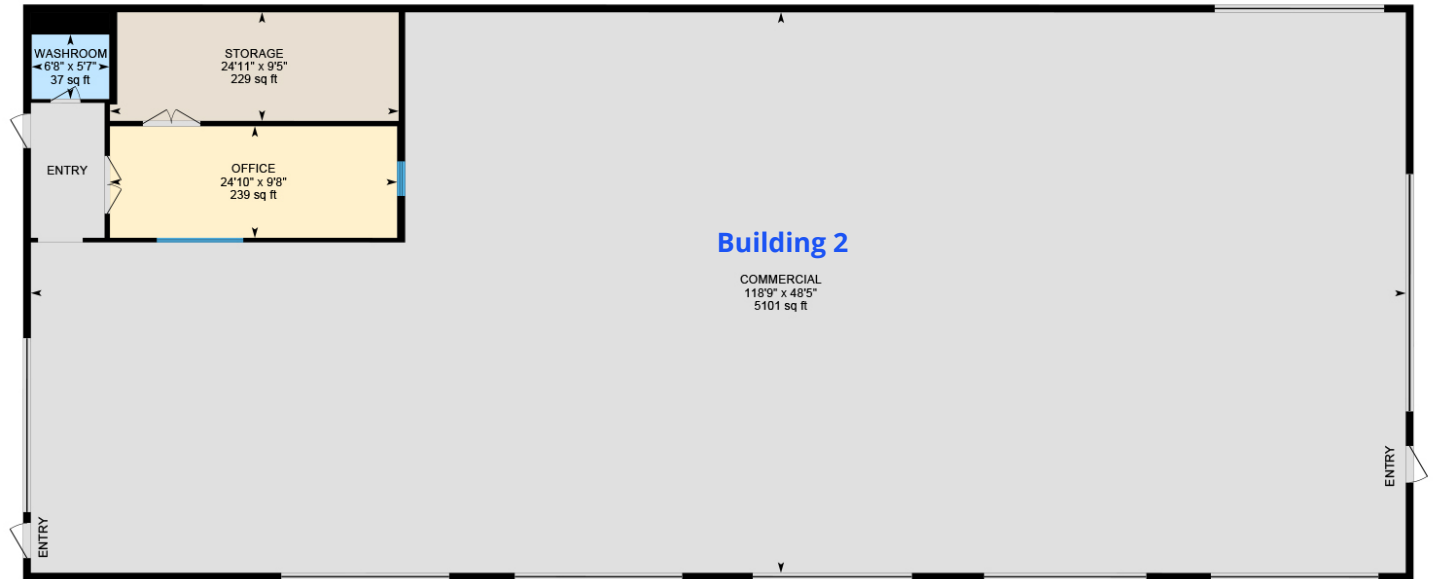
- 14,780 square feet on +/- 15.25 acres
- In-county zoning
- Pylon signage on site and two large flag poles
- Fully fenced yard with room for building expansion
- 195 feet of frontage on Interstate 40
- Less than 3 miles to the Interstate 49 interchange
- Showroom, service bays, storage

Highly visible former dealership property for lease nestled between bustling Interstate 40 and Highway 64 in Van Buren with high traffic counts of 44,000 vehicles per day. Includes large well-lit parking field with room for expansion. Separate service buildings include seven service bays with room for storage. Main building includes conference rooms, offices, show room, roll-up door and break room with kitchenette.

FLOOR PLAN



FLOOR PLAN



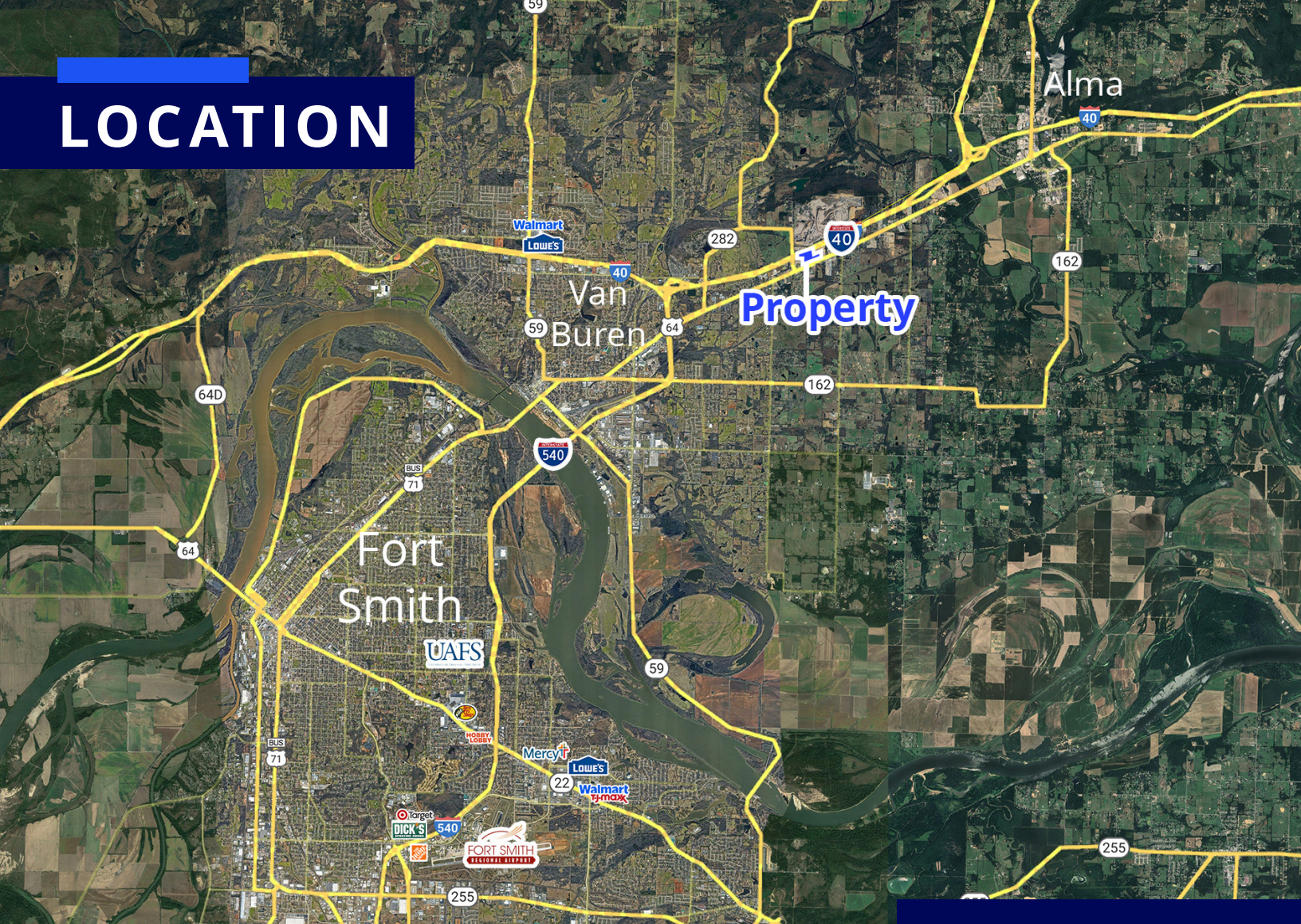
PROMINENT SIGNAGE



[CLICK HERE FOR VIRTUAL TOUR](#)



LOCATION



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Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	3,901	38,599	94,230
Projected Population (2029)	4,383	41,270	101,093
Average HH Income (2024)	\$129,512	\$100,192	\$95,297
Proj. Average HH Income (2029)	\$141,057	\$116,642	\$111,031
Households (2024)	1,695	13,800	33,089

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