



# 126 E CHURCH AVE

Berryville, AR 72616



## PROPERTY DESCRIPTION

Unlock the potential of this versatile property, perfect for a range of business opportunities. Whether you're envisioning a spacious restaurant with a large dining area, a boutique retail shop with eye-catching storefront windows, or an office expansion with private offices, a conference room, and a breakroom, this property is a blank canvas for your vision. Situated on a corner lot for maximum visibility and benefiting from a daily traffic count of 3,900 vehicles, this prime location offers endless possibilities for growth and success!

## PROPERTY HIGHLIGHTS

- +/- 4,840 SF ideal for retail, restaurant, or office space
- Zoned for commercial use
- Large storefront windows
- 3,900 VPD

## OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.15 Acres
Building Size:	4,840 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	634	1,553
Total Population	455	1,697	4,177
Average HH Income	\$85,574	\$90,490	\$90,617

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

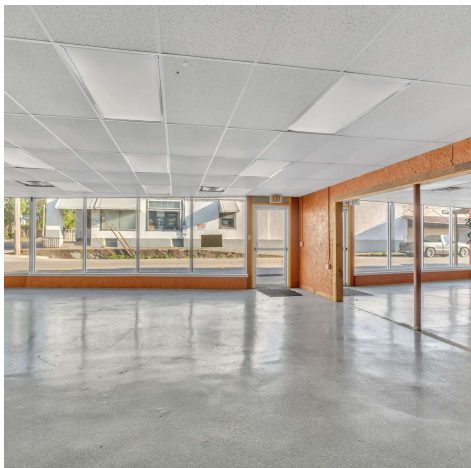
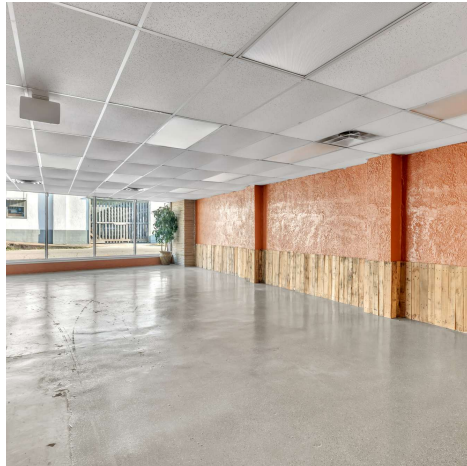
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201 SW 14th St.  
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Bentonville, AR 72712

**+/- 4,840 SF COMMERCIAL RETAIL/OFFICE BUILDING FOR SALE**

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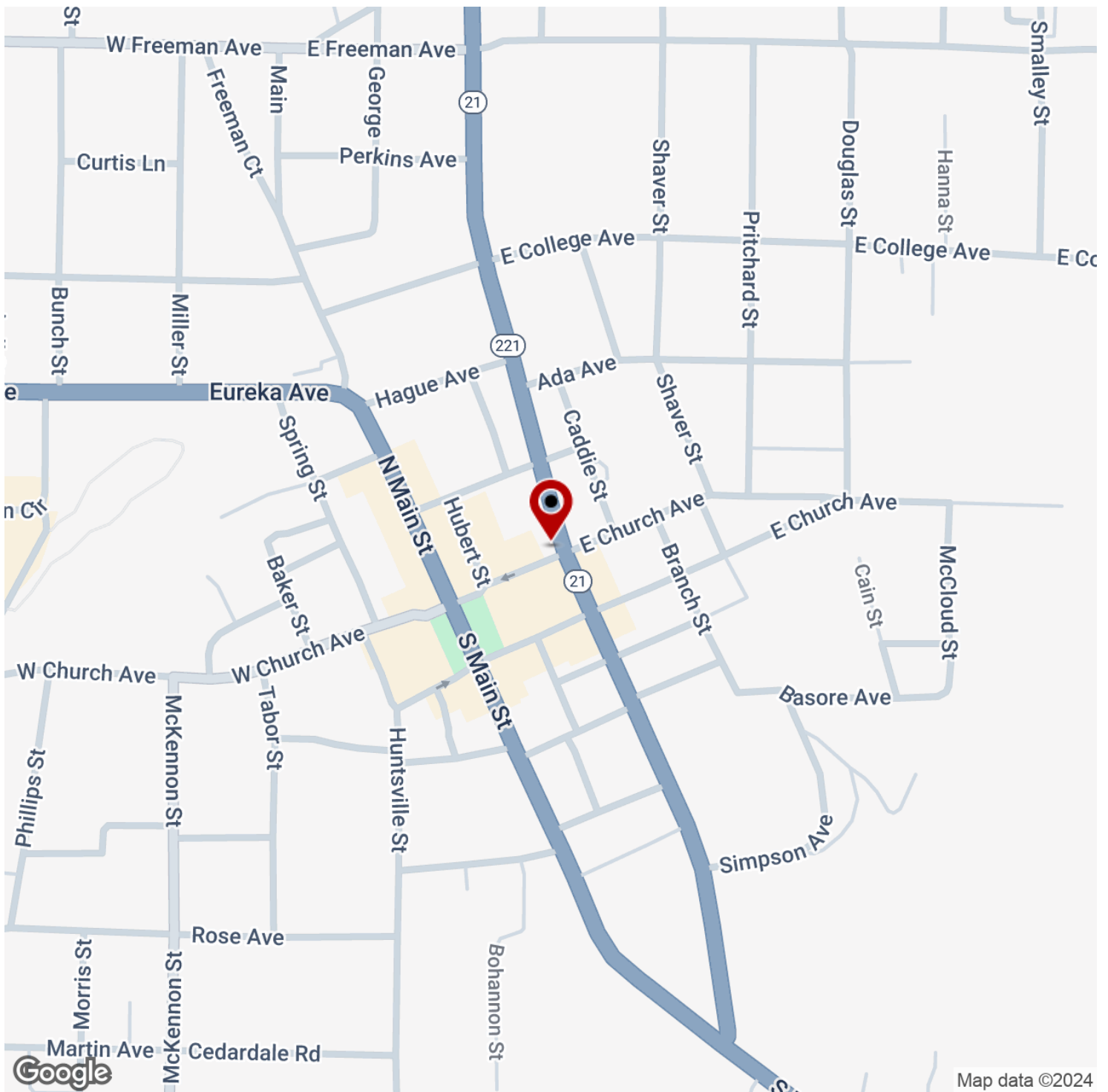
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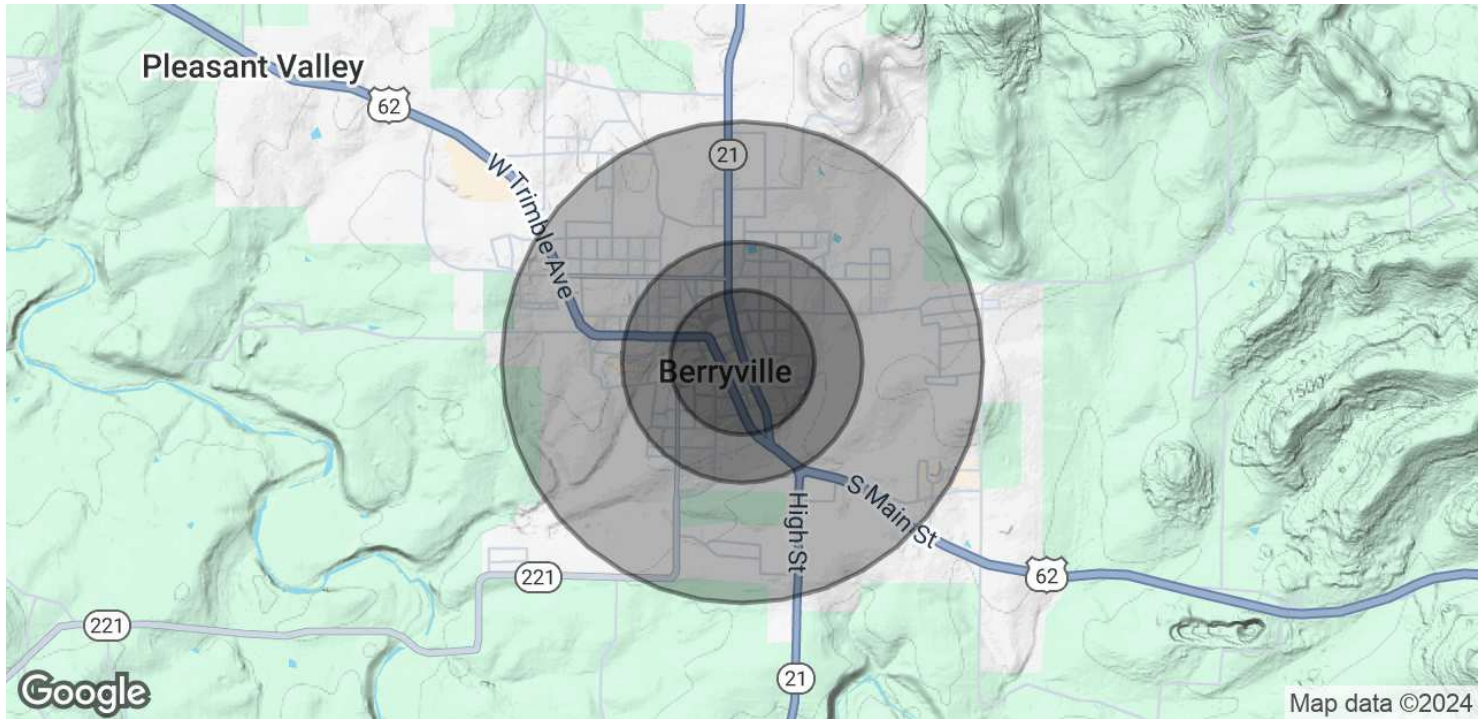
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	455	1,697	4,177
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	161	634	1,553
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$85,574	\$90,490	\$90,617
Average House Value	\$206,333	\$196,715	\$199,595

*Demographics data derived from AlphaMap*

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