



## 109 SE MAIN ST - GRAVETTE, AR 72736

### OFFERING SUMMARY

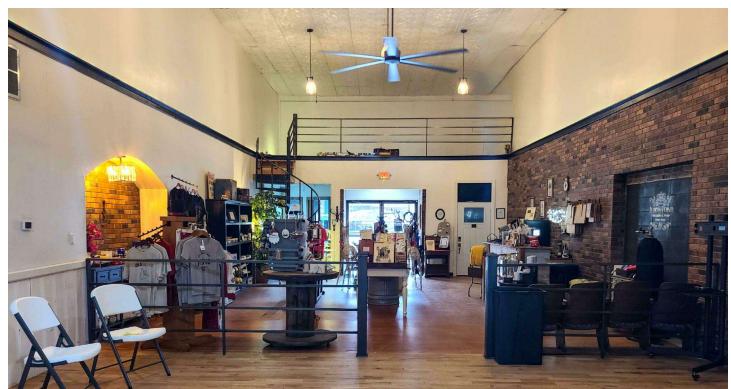
Sale Price:	\$750,000
Building Size:	4,016 SF
Price / SF:	\$186.75
Lease Rate:	\$12.00/psf MG

### PROPERTY HIGHLIGHTS

- Located in the heart of Downtown Gravette
- 20 ft ceilings with original tin
- Property features balcony and hardwood floors throughout
- Ideal for office/retail/restaurant, wedding/event venue
- Versatile layout for various concepts

### PROPERTY OVERVIEW

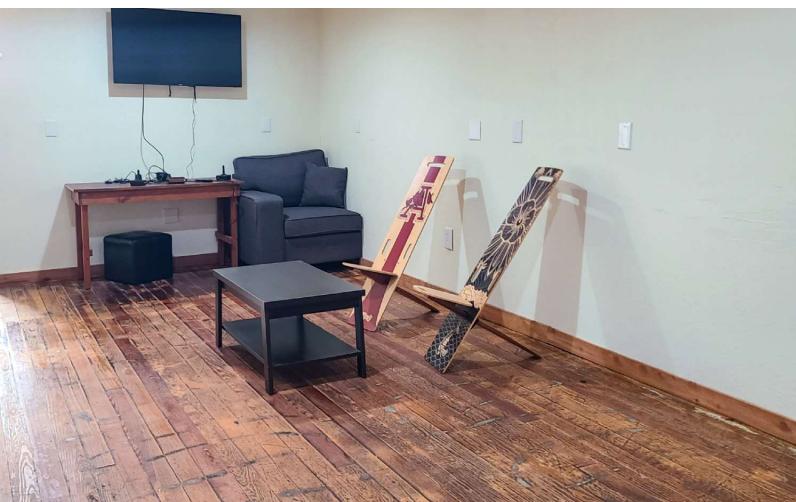
Beautiful historic building in Downtown Gravette for sale/lease. Property features hardwood floors, bar with granite top, 3 compartment sink, retail windows w/ display wells, mezzanine, spiral staircase, renovated bathrooms, & full walk out basement for storage. Upstairs currently used for entertainment and has oversized his & hers lounge rooms with updated private bathroom.



ELISSA SONTAG  
(479)531-1666  
elissa@arkrealstate.com

BRENNAN SHARPE  
(479)530-3774  
brennan@arkrealstate.com

STEVE  
**FINEBERG**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE



**ELISSA SONTAG**  
(479)531-1666  
[elissa@arkrealstate.com](mailto:elissa@arkrealstate.com)

**BRENNAN SHARPE**  
(479)530-3774  
[brennan@arkrealstate.com](mailto:brennan@arkrealstate.com)

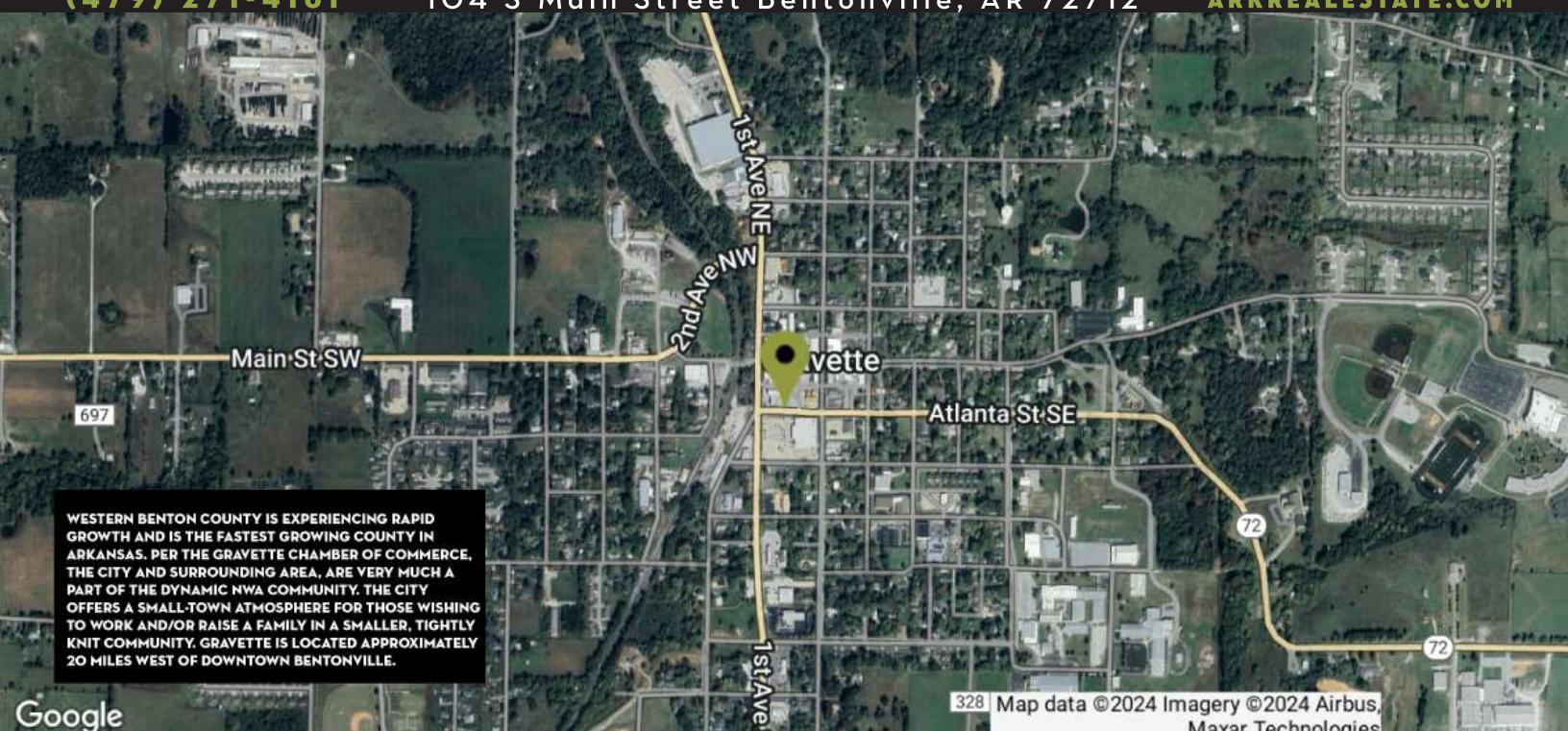
**FINEBERG**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALESTATE.COM](http://ARKREALESTATE.COM)



(479) 271-4161

ARKREALESTATE.COM



Google

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,668	4,112	6,838
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	39	39	39

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	980	1,508	2,497
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$72,907	\$72,722	\$76,225
Average House Value	\$268,812	\$275,959	\$296,099

Demographics data derived from AlphaMap

ELISSA SONTAG  
(479)531-1666  
elissa@arkrealstate.com

BRENNAN SHARPE  
(479)530-3774  
brennan@arkrealstate.com

