Office Building For Sale

1700 General Samuels Road, Jacksonville, Arkansas

Property Highlights

- 8,424 SF on approximately 1.85 acres
- \$735,000
- Located just west of Marshall on General Samuels, near Main Gate of LRAFB
- Full renovation and conversion to office space in 2008
- Excellent Condition, featuring:
 - Large Call Center with Open Workstation Area, Private Offices, Employee Lounge
 - Open Office Area with Large Storage/ Supply Room
 - Equipment Storage Bay with Overhead Door
 - Emergency Generator
 - · Safe Room / Tornado Shelter
 - Alarm System
 - 2 Sets of Restrooms
 - 41 Parking Spaces
 - Mix of Open Area, Private Offices, Cubicles, Meeting Rooms, Storage



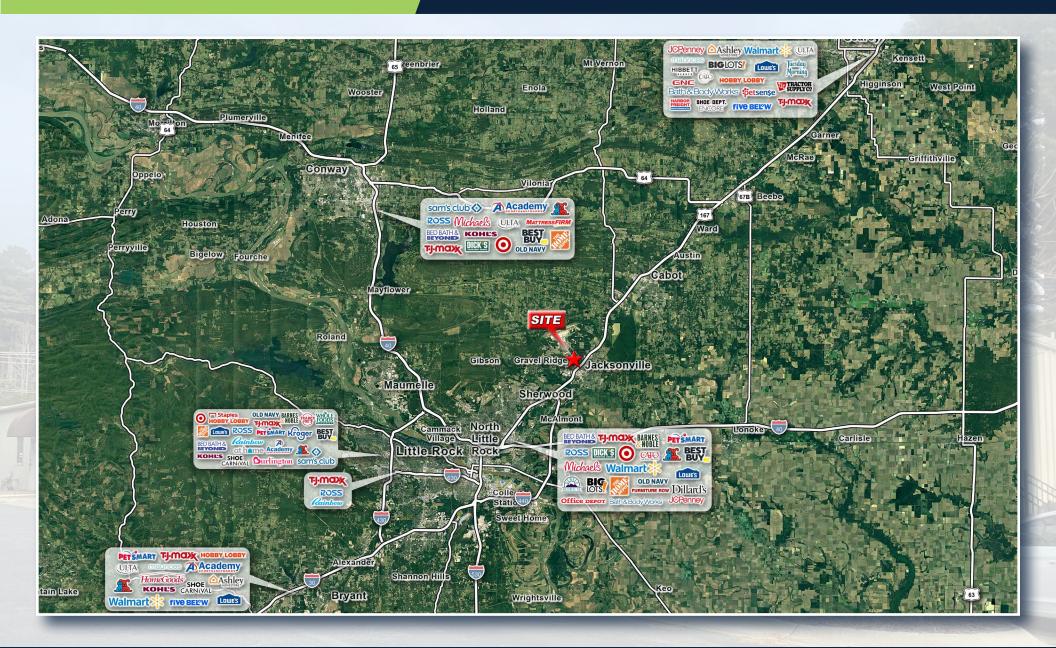
Demographics

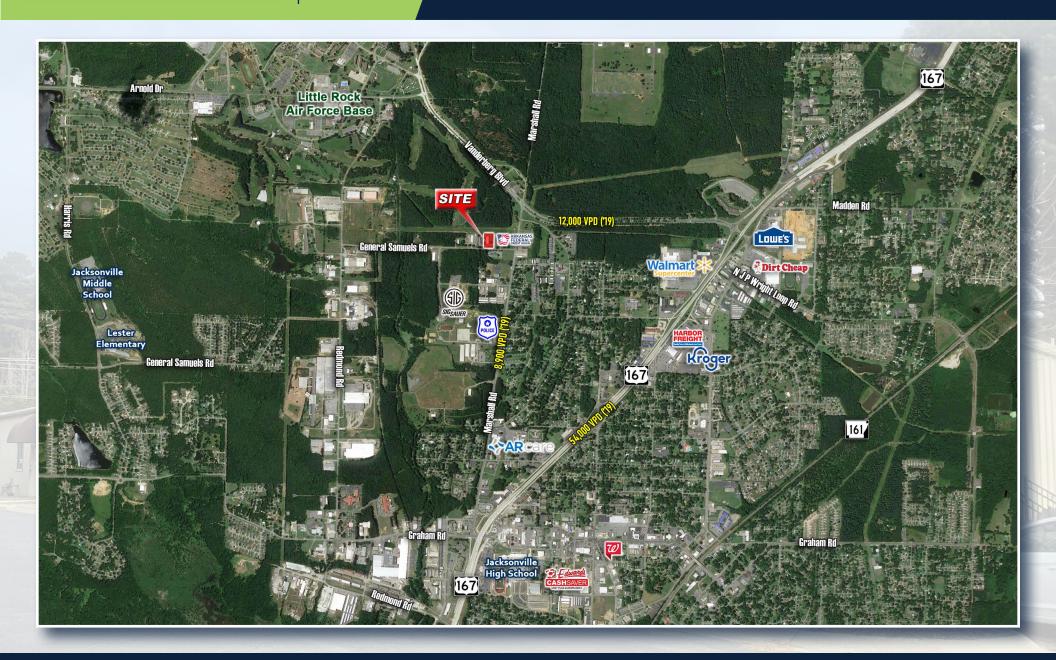
	1 Mile	3 Mile	5 Mile
2020 Population	3,072	26,980	42,288
Daytime Population	3,744	25,193	35,802
Average HH Income	\$81,884	\$59,446	\$63,874

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SITE AERIAL



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PROPERTY PHOTOS









