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RETAIL/OFFICE FOR SALE OR LEASE

203 E Pickens Road, Pea Ridge, AR



CONTACT US TODAY
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Property Understanding

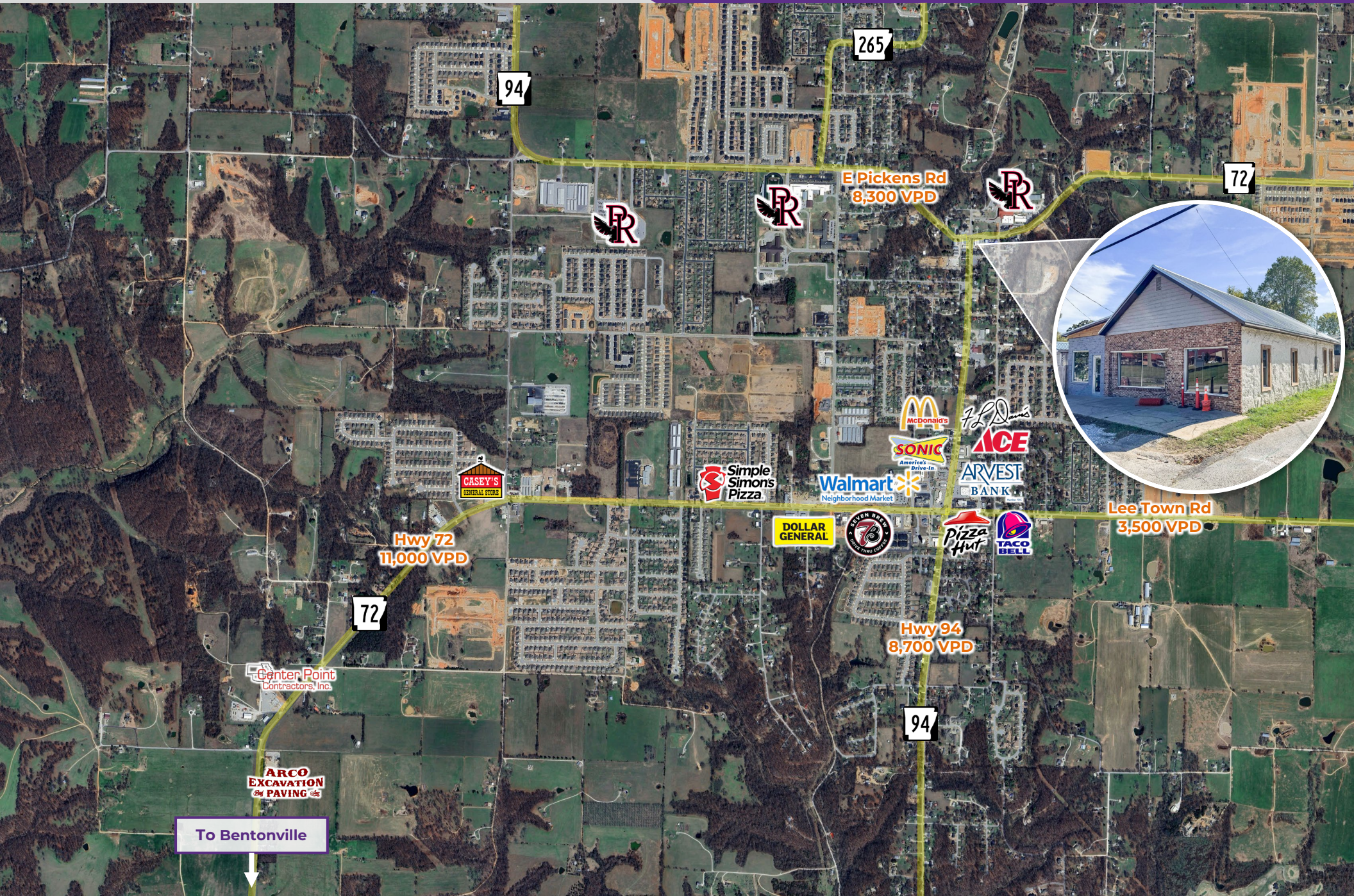
OVERVIEW

Offering	For Sale or Lease
Sale Price	\$549,941
Lease Rate & Type	Call agent
Address	203 E Pickens Road
City/State	Pea Ridge, AR 72751
Property Type	Retail/Office
Building Size	±2,462 SF
Lot Size	±0.24 Acres
Traffic Counts	<ul style="list-style-type: none"> ○ E Pickens Rd – 8,300 VPD ○ Hwy 94 – 8,700 VPD

PROPERTY HIGHLIGHTS

- All new mechanical and electrical infrastructure
- TI allowance available and negotiable to meet tenant's needs
- Endless possibilities for the next owner
- Located across the street from the Pea Ridge Veterans Memorial, Pea Ridge Intermediate School, and Pea Ridge Pre-K
- Situated in a highly visible location near the heavily-trafficked intersection of E Pickens Rd and Hwy 94, which sees 17,000 vehicles per day
- Pea Ridge is experiencing strong growth, with exciting new developments such as a Walmart Supercenter, a Tractor Supply store, and a championship-level disc golf course on the way
- 7.0 miles to Pea Ridge National Military Park
- 4.8 miles to I-49, 7.1 miles to Hwy 62, and 7.3 miles to the Bentonville Square







Pea Ridge, Arkansas



Pea Ridge is a thriving city in Benton County, Arkansas, near the Missouri border, and is characterized by its proximity to the Ozarks and its growing population, currently at a rate of 7.19% annually.

Pea Ridge is most famously known for the Battle of Pea Ridge, a pivotal Civil War battle where Union forces defeated Confederate troops, securing Missouri for the Union and influencing control of the region.

Nestled in the Ozark foothills, Pea Ridge offers a blend of small-town charm and proximity to the economic boom of the region, driven by major corporations like Walmart and Tyson Foods. The city's location along Hwy 72 and near Interstate 49 provides easy access to urban amenities, while its scenic landscape and community-focused lifestyle appeal to families and history enthusiasts alike.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	11,613	22,845	137,338
Households	4,073	8,195	52,587
Average Age	37.6	39.6	39.1
Average Household Income	\$105,892	\$112,012	\$120,049
Businesses	159	272	4,324

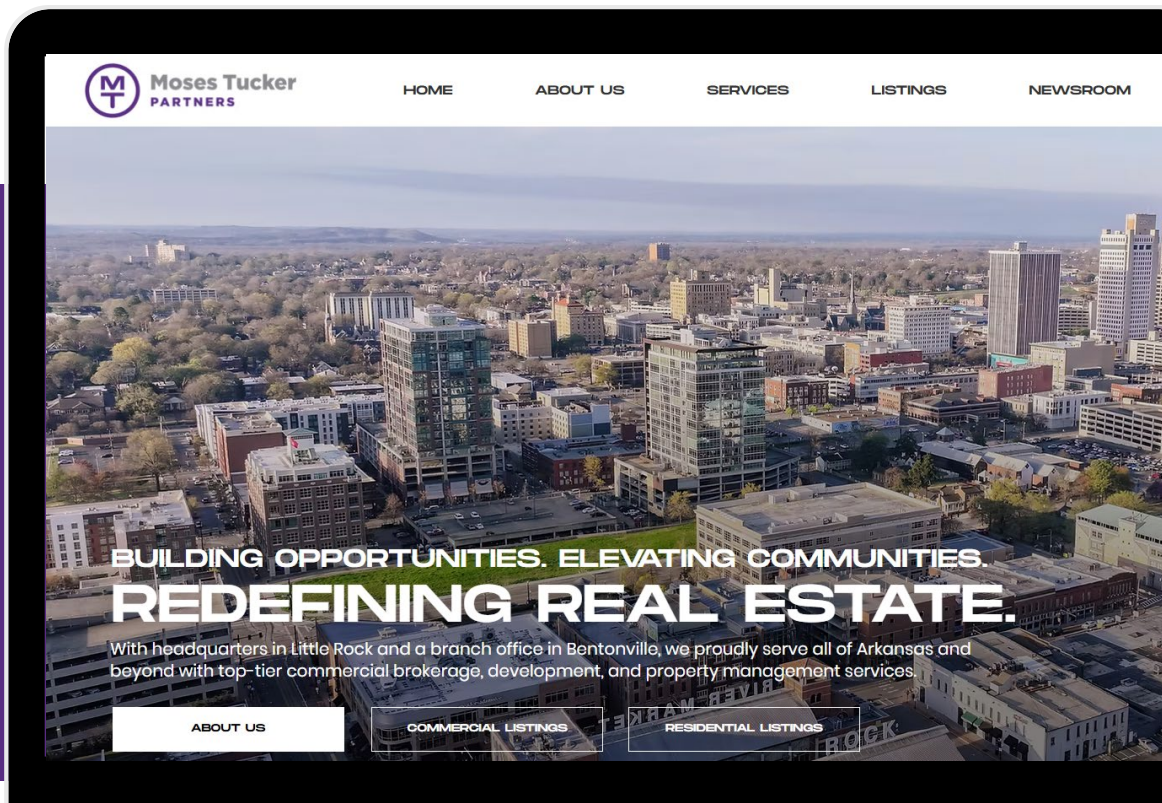
CONNECT

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