



**SALE / LEASE**

# 501 South First Street

**501 SOUTH FIRST STREET**

Jacksonville, AR 72076

**PRESENTED BY:**

**NATHAN HUTCHINS**

O: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530

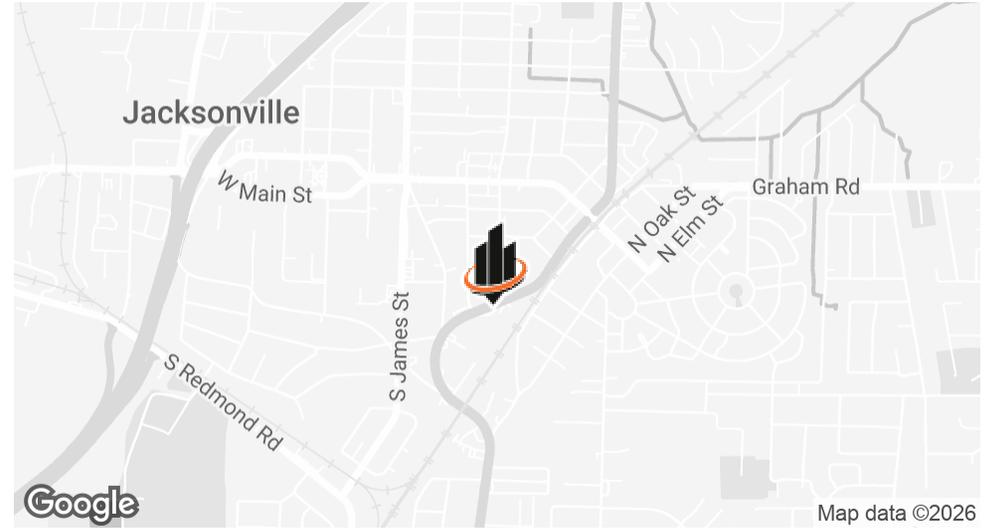
**TIFFANI SILVEY**

O: 501.499.4739

tiffani.silvey@svn.com

AR #SA00097857

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$848,000
<b>LEASE RATE:</b>	\$4,900.00 / Month + NNN
<b>LOT SIZE:</b>	0.75 Acres
<b>BUILDING SIZE:</b>	7,200 SF

### PROPERTY DESCRIPTION

Well-located former childcare facility at 501 S First Street with history of serving the Jacksonville community. The property features dedicated spaces suitable for classrooms, office areas, restrooms, and support service rooms. Ideal for continued use as early childhood care, educational programming, community services, nonprofit operations, church outreach ministries, office conversion, or other adaptive reuse opportunities.

### PROPERTY HIGHLIGHTS

- 7,200 SF commercial building on ±0.75 acres
- Fully fenced outdoor playground
- Ample parking with easy pickup/drop-off flow
- Flexible layout for owner-user or investor

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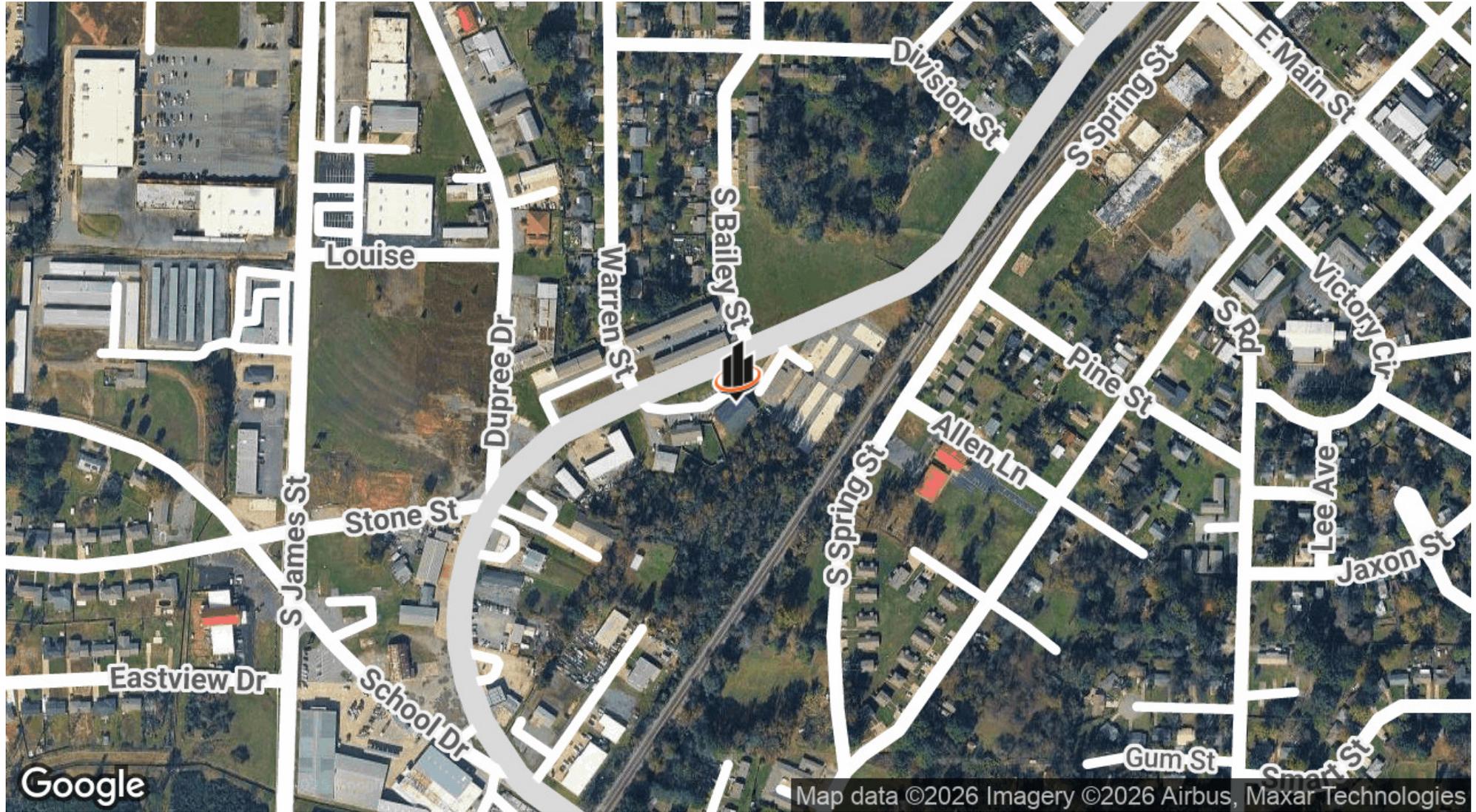
## ADDITIONAL PHOTOS



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# LOCATION MAP



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