

**+/- 1.2 ACRES OF COMMERCIAL LAND FOR SALE**

# A PORTION OF 2103 SLACK ST

Pea Ridge, AR 72751



**VIDEO**

## PROPERTY DESCRIPTION

This +/- 1.2 acre lot on Highway 72 in Pea Ridge offers a prime location for your next commercial venture. Zoned C-2 General Commercial, this property is ideal for a variety of uses, including a specialty medical facility, pharmacy, quick-service restaurant (QSR), restaurant, coffee shop, general office/retail building, and more. Conveniently located caddy-corner to the brand-new Casey's General Store and just 12 minutes from the new Walmart Corporate HQ, which is set to begin opening this year, this lot offers excellent visibility and accessibility. It's also situated next door to Pea Ridge Urgent Care. With electric and water services already available on-site, this property is ready for your vision.

## PROPERTY HIGHLIGHTS

- +/- 1.2 Acres Zoned C-2
- Caddy-Corner from Casey's General Store
- 12 Minutes to Walmart's New HQ
- Perfect for QSR, Office/Retail, or Medical Facility
- High Visibility off Hwy 72/Slack St (10,000 VPD)

## OFFERING SUMMARY

Sale Price:	\$699,900
Lot Size:	1.2 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	4,031	11,125	30,535
Total Population	11,161	30,520	79,977
Average HH Income	\$109,624	\$126,340	\$115,899

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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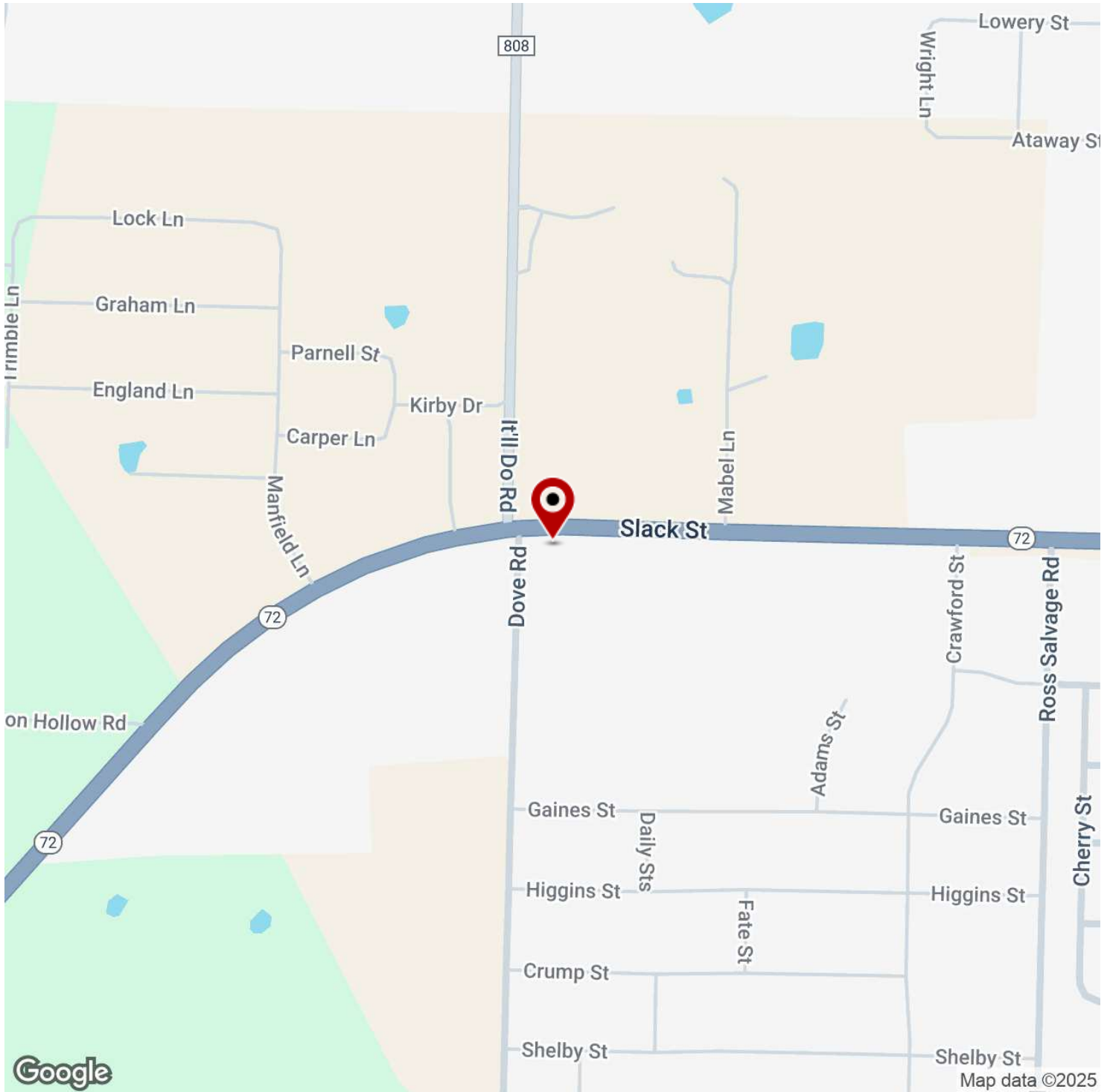
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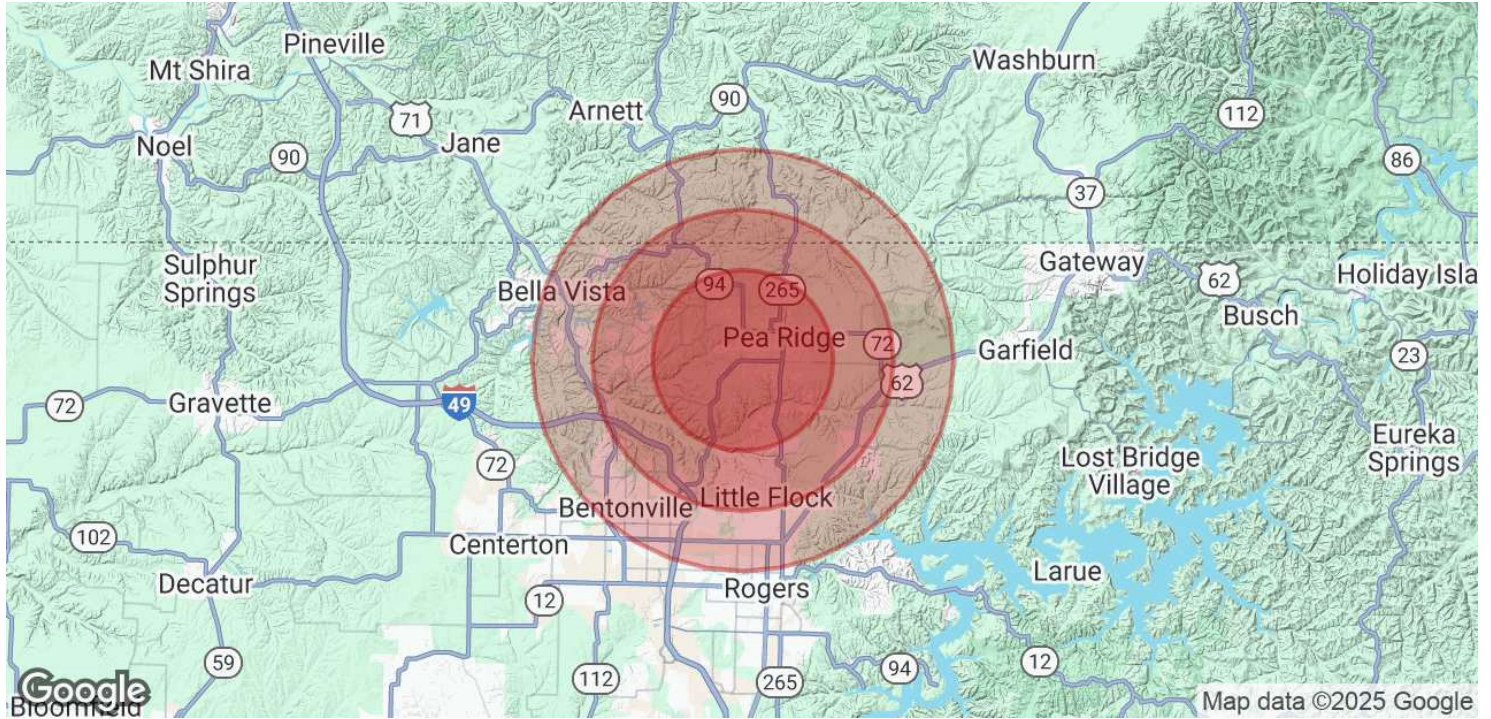
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	11,161	30,520	79,977
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	4,031	11,125	30,535
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$109,624	\$126,340	\$115,899
Average House Value	\$336,057	\$394,130	\$372,810

Demographics data derived from AlphaMap

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