



FOR SALE

Jacksonville Plaza

915 W. MAIN STREET, JACKSONVILLE, AR



Fully Occupied Retail Center

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Jacksonville Plaza

Pricing: **\$2,499,000**
(\$66.00/SF)

Cap Rate:
9.72%



Building Specifications

Building Size	37,862 SF	Occupancy	100%
Lot Size	2.48 acres	Zoning	C-2 Commercial

THE PROPERTY

Jacksonville Plaza, located at 915 West Main Street, is a 37,862-square-foot retail center situated on 2.48 acres. The site features abundant on-site parking and a stable, 100% occupied tenant mix in the heart of town. The retail center is well positioned at a signalized intersection along one of Jacksonville's primary commercial corridors, providing great visibility and convenient access to I-57. Prominent pylon signage fronting West Main Street and convenient accessibility make this retail center a premier neighborhood retail destination within the market.

Jacksonville is home to the Little Rock Air Force Base, located minutes from Jacksonville Plaza. The base has a resident population of approximately 3,332, a working population of 7,200 and trains over 1,200 students a year. The city has a total population of almost 30,000 and is in the central Arkansas MSA that has a population of almost 750,000 people.



Property Aerial



DOLLAR GENERAL

Edwards
CASHSAVER
COST PLUS SUPERMARKET

SHERWIN-WILLIAMS

Crossroads
Tattoo

So Much
Clean Laundry

PIZZA
PAPA JOHN'S

PRICE BREAK

Cleo's
furniture

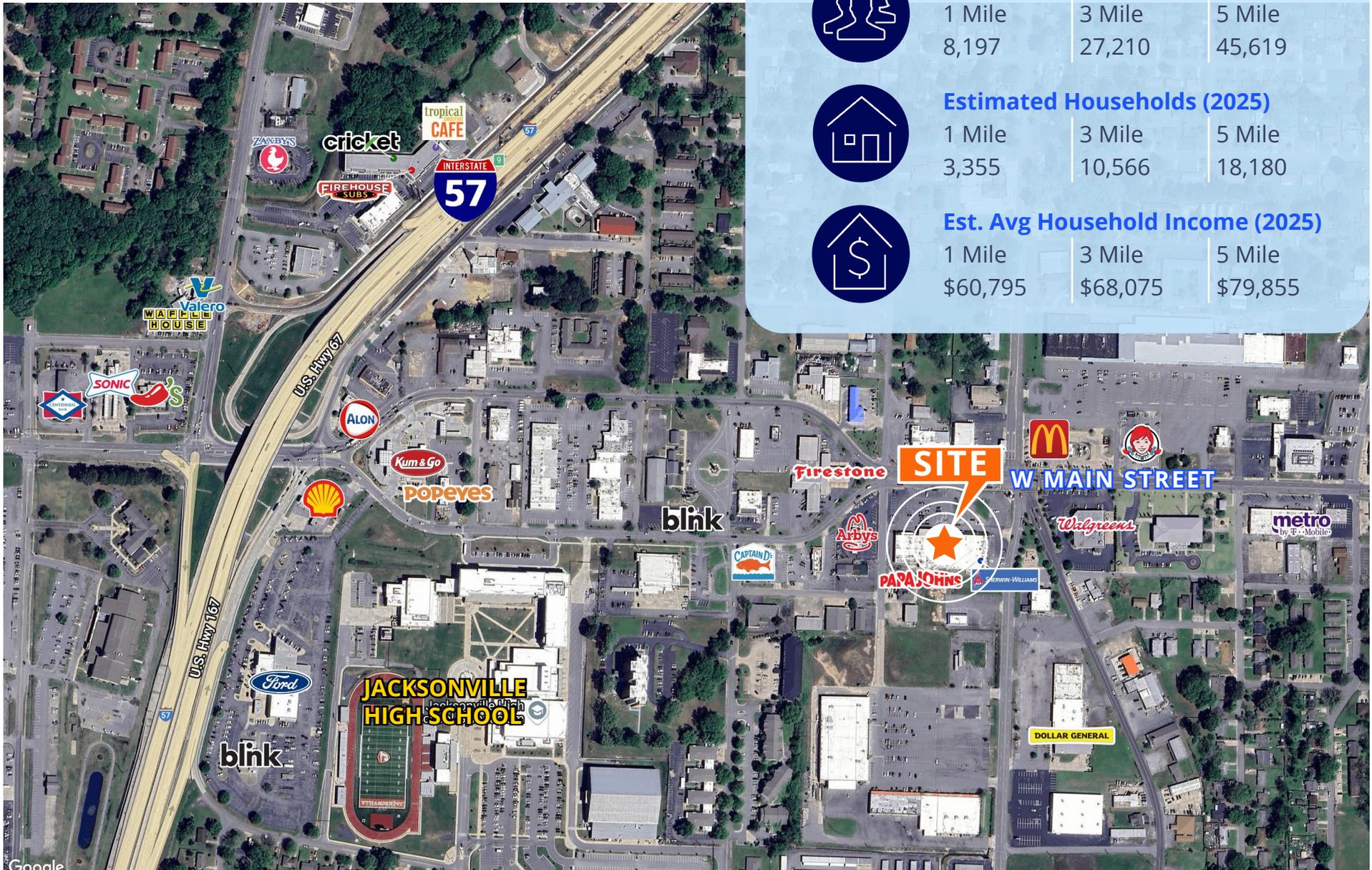
Arby's

S JAMES STREET

S JEFF DAVIS AVENUE

W MAIN STREET - 10,000 VPD

Neighborhood Map



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
8,197	27,210	45,619



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,355	10,566	18,180



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$60,795	\$68,075	\$79,855

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