

FOR LEASE

\$10/SF

2521 Alma Highway
Van Buren, AR 72956



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Prime office or retail suite offering 1,500 square feet of shell space, featuring ample parking, one restroom, and a spacious open area suitable for retail or office use. The neighboring tenant operates a professional medical practice. The owner is seeking a 3 to 5 year lease at \$10 per square foot annually, tenant pays utilities. Build-out terms are negotiable.

This property is located in a high traffic area of Van Buren, surrounded by professional offices, a hospital, hotels, restaurants, and major retail centers. It is conveniently situated just half a mile from Interstate 540 and 1.5 miles from the I-540 and Interstate 40 interchange.



3307 Old Greenwood Road, Suite A - Fort Smith, AR 72903

"Commercial Real Estate Sales, Leasing, Property Management, and Development"

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