

**FOR SALE**

# 6 Hospital Drive

Morrilton, AR

**Asking Price:**

## \$140,000

**CONTACT US****TJ Johnston**

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**Justin Bentley, CCIM, SIOR**

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## 1,976 SF Medical Office Building with Accessible Parking Lot

**Features**

- 1,976 SF building situated on 0.34 acres of land
- Designated for medical office use
- Zoning: B-2, general business
- Nearby University of Arkansas Community College at Morrilton, the Morrilton Municipal Airport, and I-40
- Approximately 10,800 vehicles per day off of E. Harding St.

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1 Allied Drive, Suite 1500

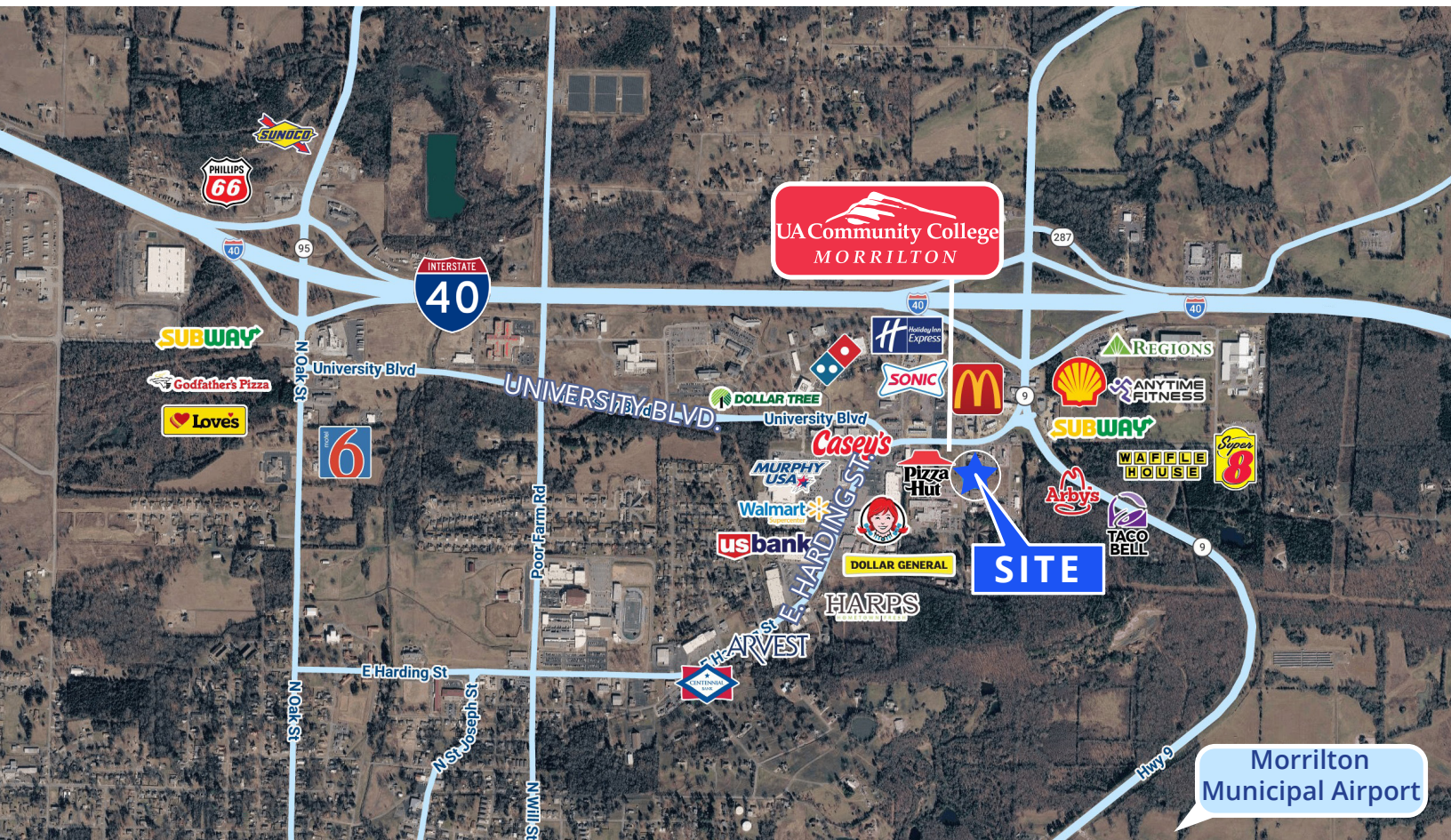
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# Neighborhood Map

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## Area Demographics



### Estimated Population (2026)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 1,050  | 8,770  | 11,116 |



### Estimated Households (2026)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 436    | 3,667  | 4,642  |



### Est. Avg Household Income (2026)

| 1 Mile   | 3 Mile   | 5 Mile   |
|----------|----------|----------|
| \$85,466 | \$67,177 | \$54,281 |