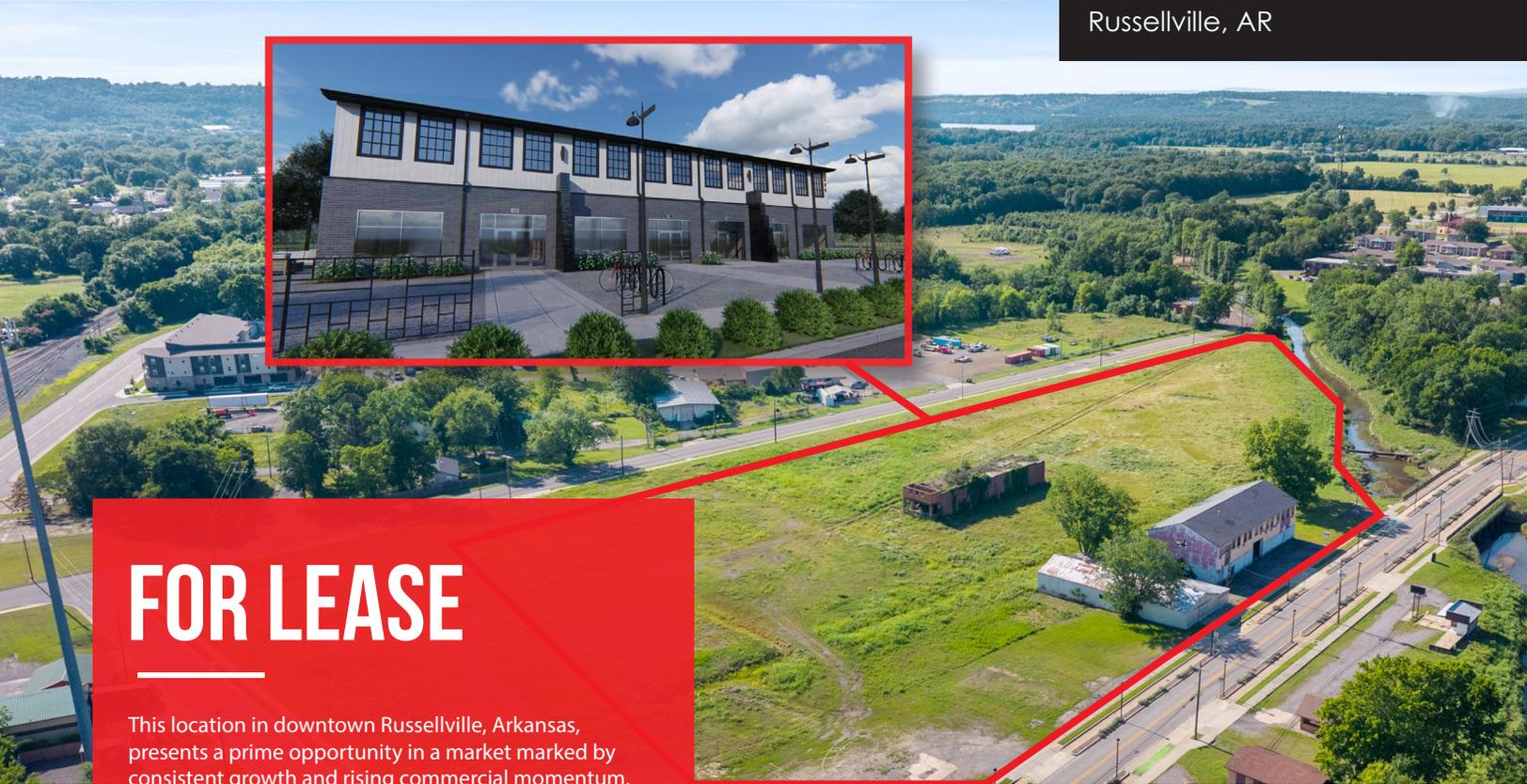


535 N El Paso,
Russellville, AR



FOR LEASE

This location in downtown Russellville, Arkansas, presents a prime opportunity in a market marked by consistent growth and rising commercial momentum. Ideally positioned in a central location, it is well-suited for businesses aiming to grow or gain a foothold in an active and expanding community. A newly streetscaped walkable connection between ATU and downtown further enhances its appeal.

 **535 N El Paso**
Now Pre-leasing
Leasing fee available.

Key Features

- Price Negotiable
- Armory Building

Available Suites

- Suites can be combined*
- Suite 101 ■ 1,461 SF
 - Suite 102 ■ 1,474 SF
 - Suite 103 ■ 738 SF
 - Suite 104 ■ 1,461 SF

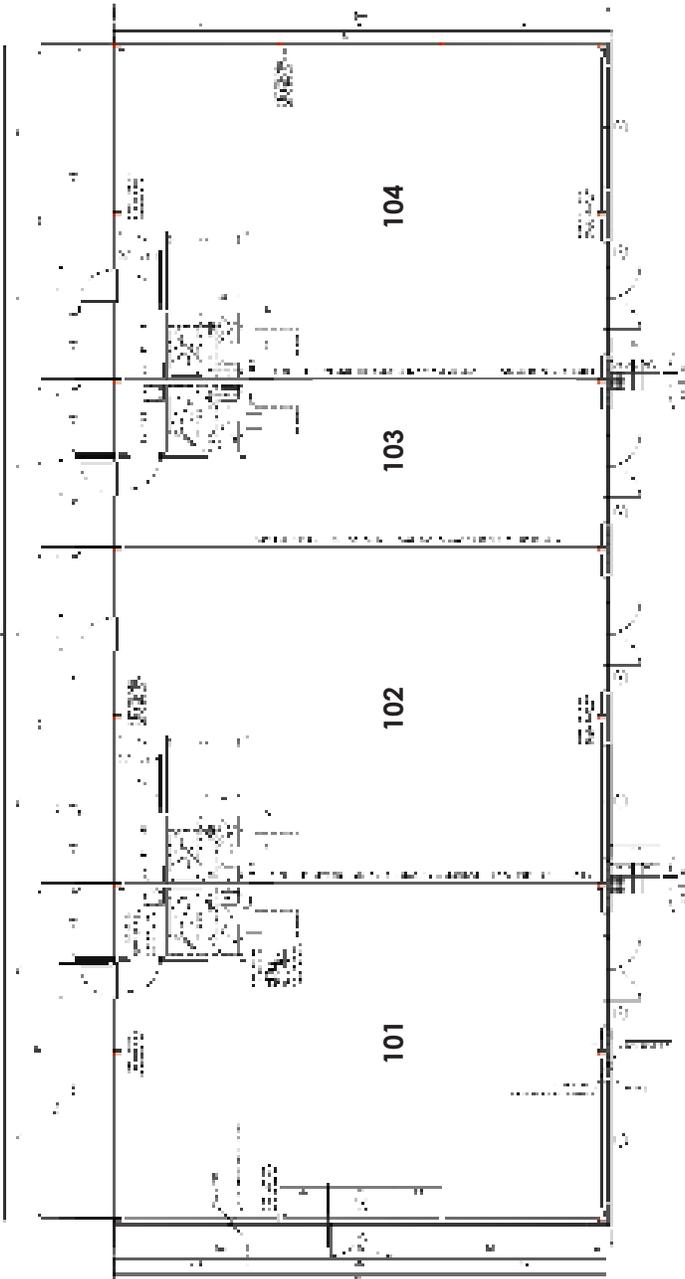
Russellville, AR
Demographics

 Population
29,338

 Avg. HH Income
\$48,708

 N Arkansas Ave.
Traffic Count
18,000+

535 N El Paso,
Russellville, AR



535 N El Paso

For Lease

Why Choose us?

- Walking Distance From Arkansas Tech University
- Located In Downtown Russellville
- Near A Mix Of Retail, Office, Restaurants, Entertainment, and Livable Spaces

Future Development Plan

