



# 1490 U.S. 412

Siloam Springs, AR 72761



## PROPERTY DESCRIPTION

This is your opportunity to own a +/- 15,000 SF commercial building located in directly adjacent to Walmart Neighborhood Market. Currently home to Community Bowl, this versatile property has a multitude of uses including big-box retail, event centers, fitness facilities ect. Inside, you'll find a turnkey bowling alley, put-put course, public access ADA restrooms, and a conventional commercial kitchen equipped with a 3-compartment sink and 6' vent hood. Ceiling heights vary: 9'5" at the entrance and counter, 10'2" in the seating area for bowling, 9'9" on the bowling floor, 11' under the alley section, and the back area has 13' sidewalls and 17' ceilings. All furnishings/equipment are negotiable, allowing you to maintain it as a cash flowing entertainment venue. Positioned with exceptional road visibility onto US HWY-412 (27,000 VPD), this property is truly an opportunity to capitalize on the exceptionally busy Arkansas/Oklahoma border thoroughfare.

## PROPERTY HIGHLIGHTS

- +/- 15,000 SF Commercial Building
- Next to Walmart Neighborhood Market
- Turnkey Bowling Alley
- 27,000 VPD on US 412

## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	2.64 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	584	1,956
Total Population	481	1,578	5,797
Average HH Income	\$64,148	\$62,501	\$74,504

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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**+/- 15,000 SF COMMERCIAL BUILDING ON 2.64 ACRES FOR SALE**

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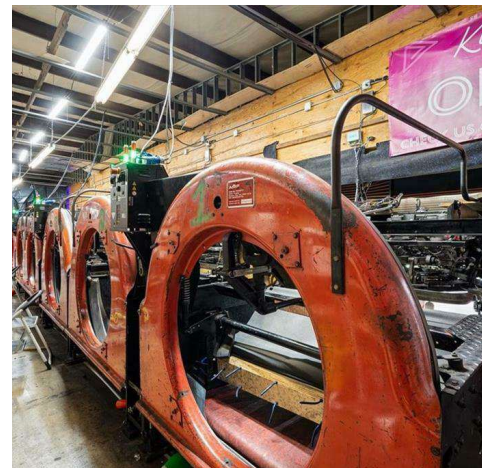
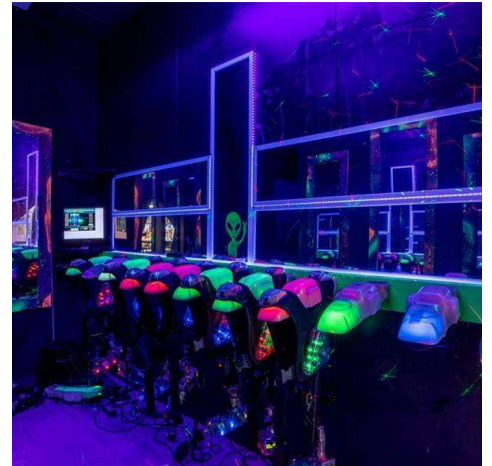
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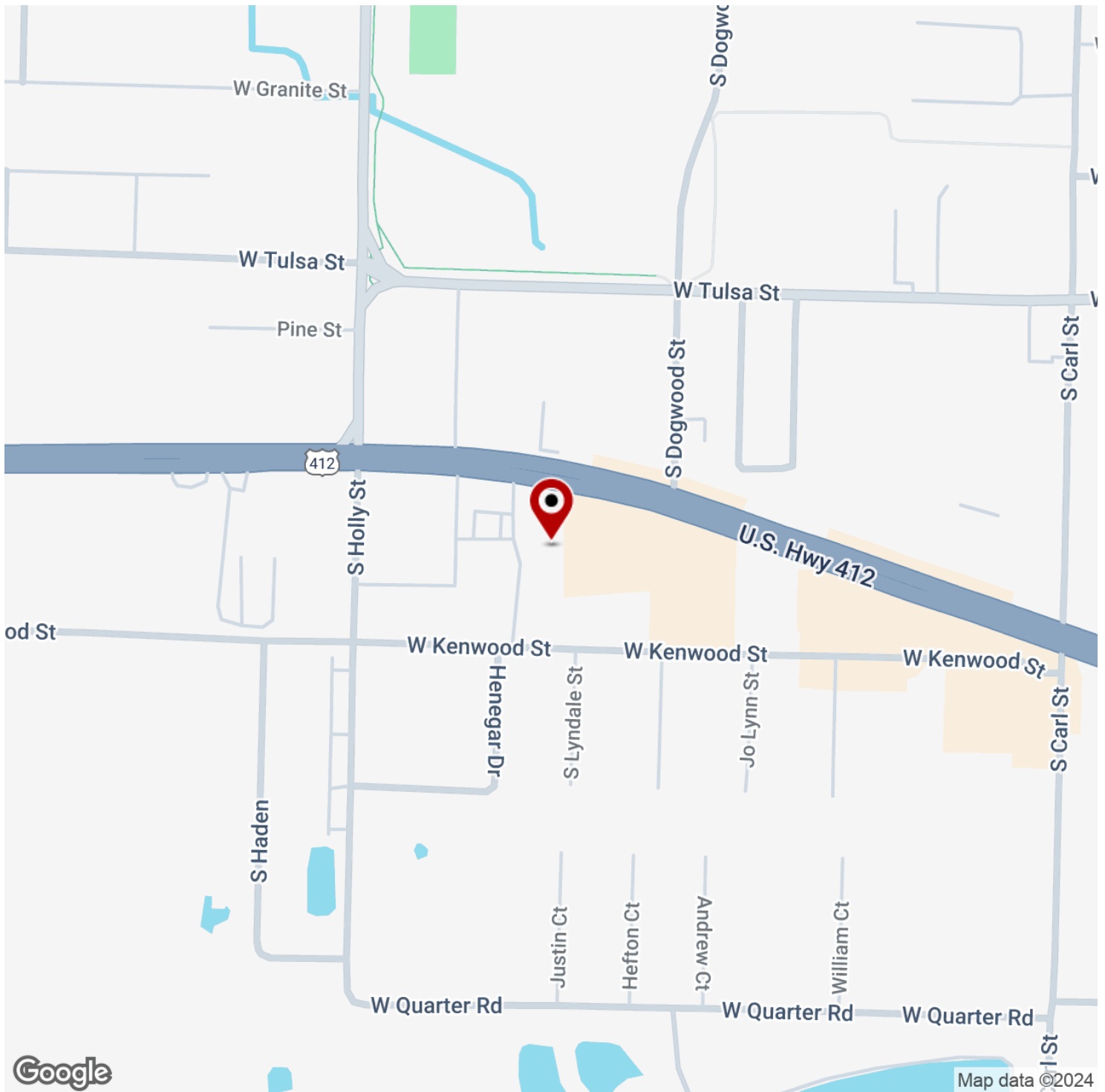
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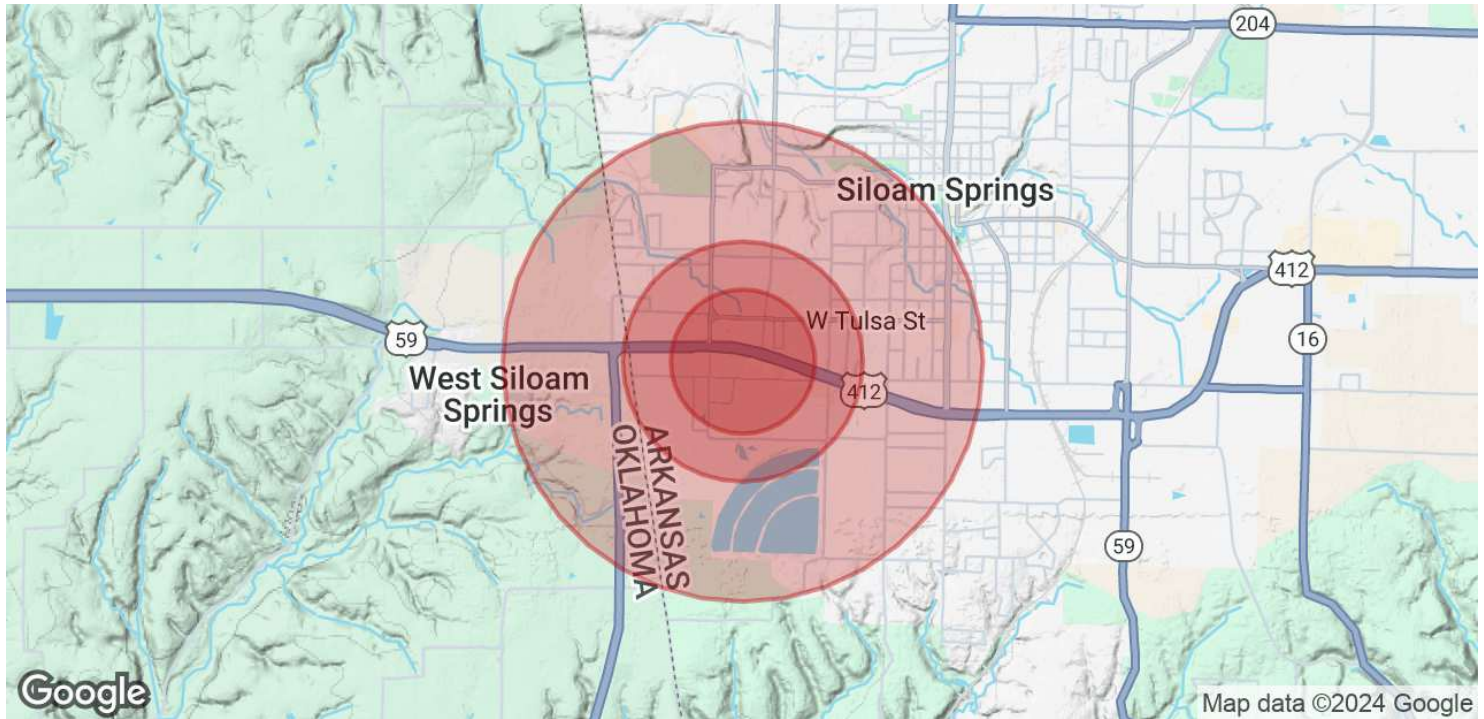
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	481	1,578	5,797
Average Age	36	37	36
Average Age (Male)	35	35	34
Average Age (Female)	37	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	171	584	1,956
# of Persons per HH	2.8	2.7	3
Average HH Income	\$64,148	\$62,501	\$74,504
Average House Value	\$215,009	\$212,789	\$239,724

*Demographics data derived from AlphaMap*

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