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# COMMERCIAL BUILDING FOR SALE

## 209 & 215 E Pickens Road, Pea Ridge, AR



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## Property Understanding

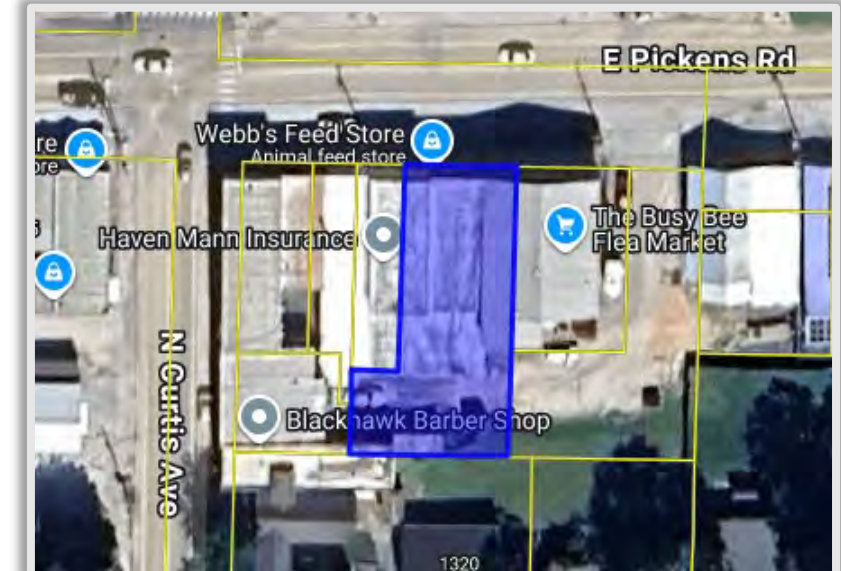
### OVERVIEW

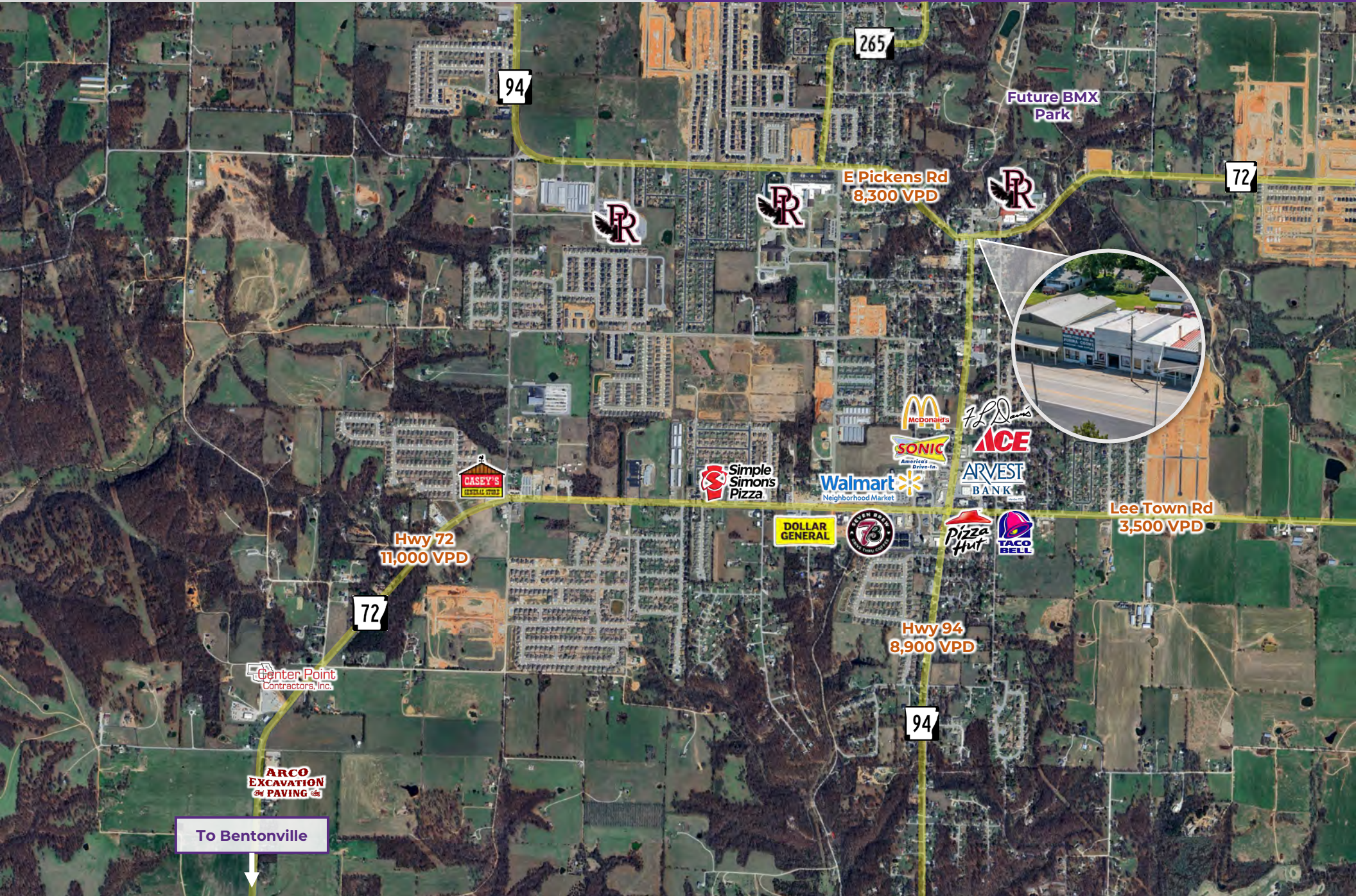
<b>Offering</b>	For Sale
<b>Price</b>	\$705,000
<b>Address</b>	209 & 215 E Pickens Road, Pea Ridge, AR 72751
<b>Property Type</b>	Retail
<b>Building &amp; Lot Size</b>	±4,410 SF   ±0.16 Acres
<b>Year Built</b>	1920
<b>Zoning</b>	C-3
<b>Frontage</b>	E Pickens Rd – ±50 feet of frontage



### PROPERTY HIGHLIGHTS

- o Positioned in the Pea Ridge Commercial Historic District, the property was officially listed on the National Register of Historic Places in May 2007
- o Located across the street from the Pea Ridge Veteran's Memorial, Pea Ridge Intermediate School, and Pea Ridge Pre-K
- o Situated in a highly visible location near the heavily-trafficked intersection of E Pickens Rd and Hwy 94, which sees over 17,200 vehicles per day
- o Pea Ridge is experiencing strong growth, with exciting new developments such as a Walmart Supercenter, a Tractor Supply store, a new BMX park, and a championship-level disc golf course on the way
- o 7.0 miles to the Pea Ridge National Military Park
- o 4.8 miles to I-49, 7.1 miles to Hwy 62, and 7.3 miles to the Bentonville Square







Pea Ridge City Park

Future BMX Park

Pea Ridge Historical  
Society Museum

Pea Ridge Intermediate  
School

Veteran's Memorial Park

E Pickens Rd  
8,300 VPD

Busy Bee  
Flea Market

125  
YEARS  
TH ROGERS  
LUMBER COMPANY

N Curtis Ave  
8,900 VPD







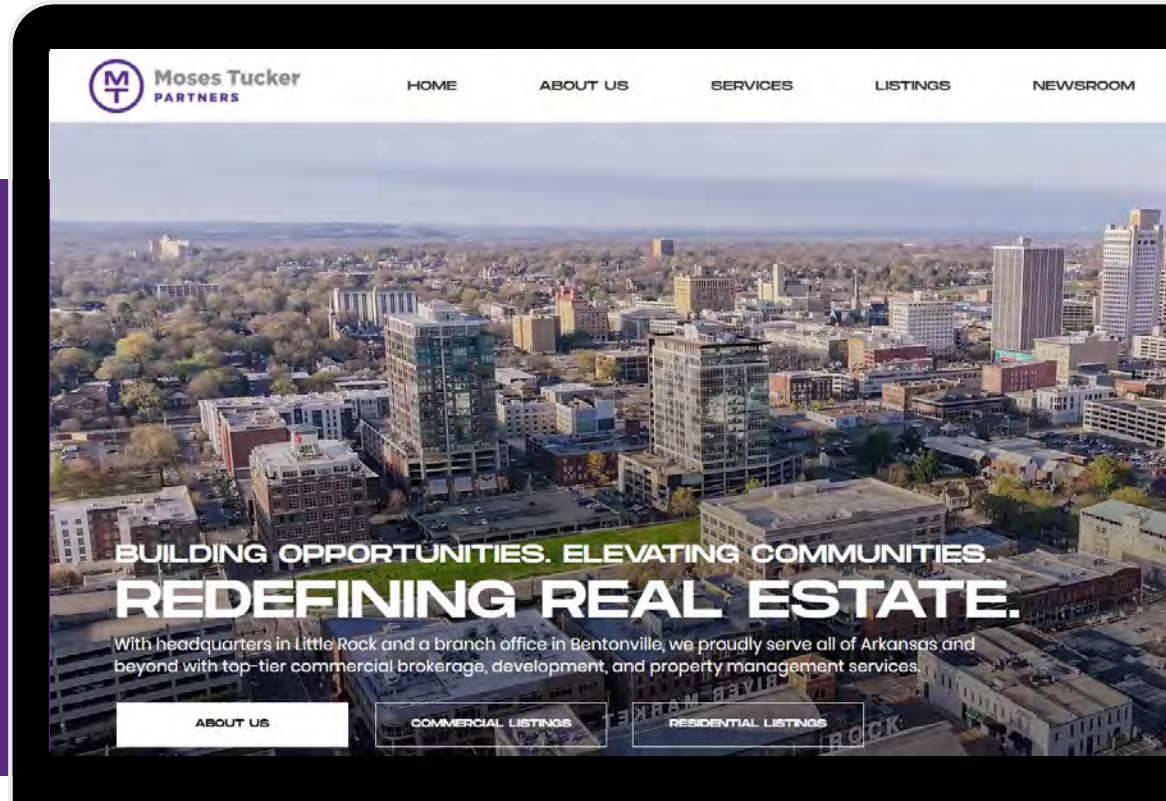
# CONNECT

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