

## +/- 7.5 ACRES REDEVELOPMENT LAND FOR SALE

# 104 HUNTSVILLE RD

Eureka Springs, AR 72632



### PROPERTY DESCRIPTION

High traffic commercial property for sale in Eureka Springs! Unlock the potential of this premium commercial real estate opportunity in the heart of Eureka Springs! Situated at the busiest intersection in town, Huntsville Rd and E Van Buren, this +/- 7.5 acre property boasts an average traffic count of 7,350 VPD, offering exceptional visibility and exposure for your business. The site includes a +/- 6,987 SF commercial restaurant building, ready for renovation or a complete rebuild, depending on your vision. Whether you're looking to revamp the existing structure or start fresh with new construction, this location provides unmatched potential. Additional features include, a large on-site parking lot for customers and employees, three extra adjoining lots offering further development opportunities, and located in a high-demand commercial corridor! Ideal for retail, dining, service industry, or mixed-use development - this Eureka Springs commercial property is a rare find in a high-traffic, high visibility location.

### PROPERTY HIGHLIGHTS

- Prime Commercial Property in Eureka Springs
- Located at the Busiest Intersection in Town - Huntsville Rd & E Van Buren
- +/- 7.5 Acres in a High-Demand Commercial Corridor
- Average Traffic Count: 7,350 VPD
- Flexible Use Options: Retail, Dining, Service Industry, or Mixed-Use Development

### OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	7.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	485	1,729	2,550
Total Population	978	3,354	4,979
Average HH Income	\$76,715	\$74,873	\$74,501

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.

### TIMOTHY SALMONSEN

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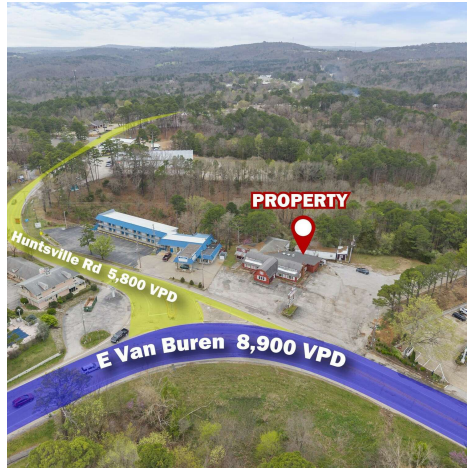
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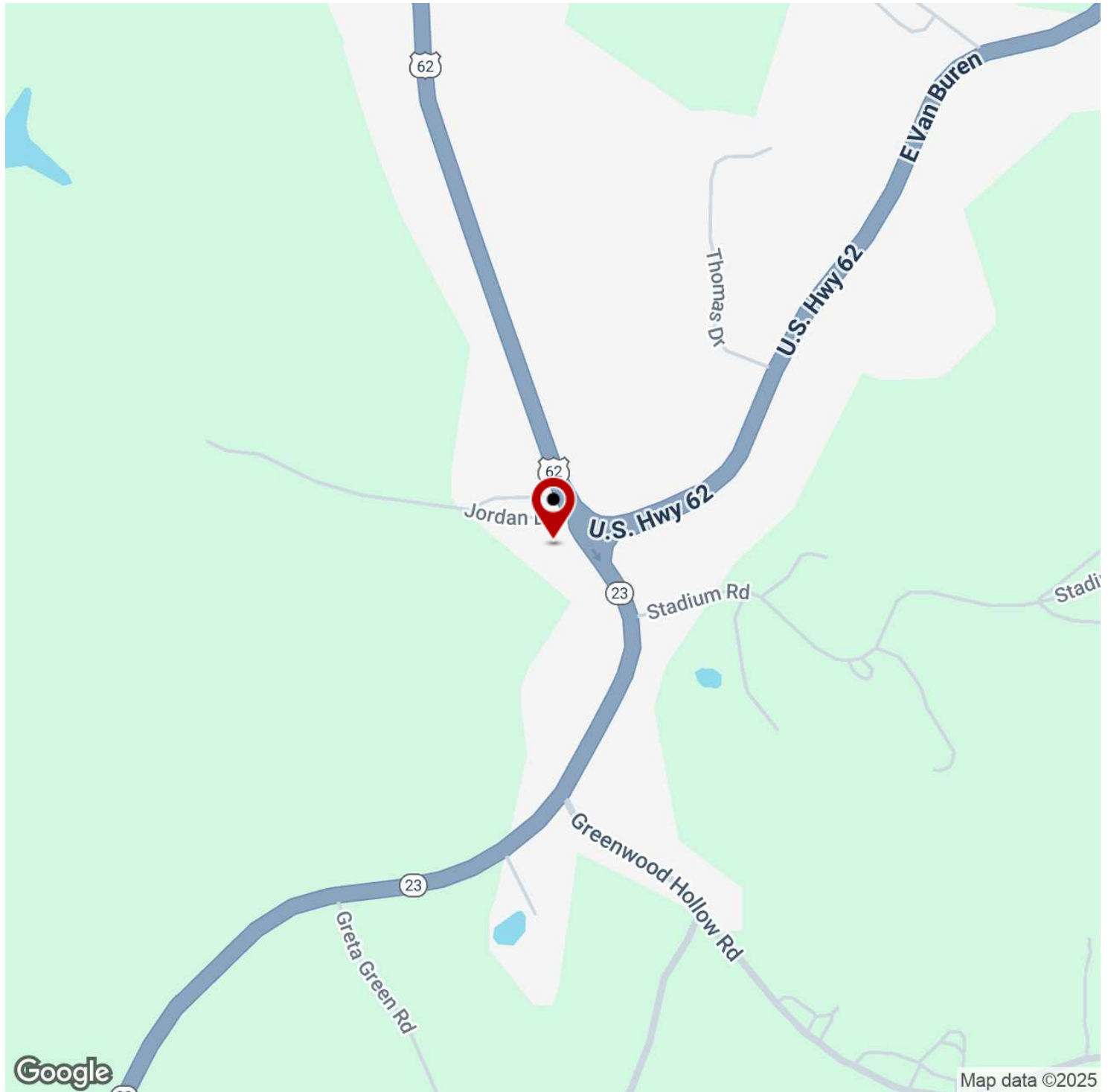
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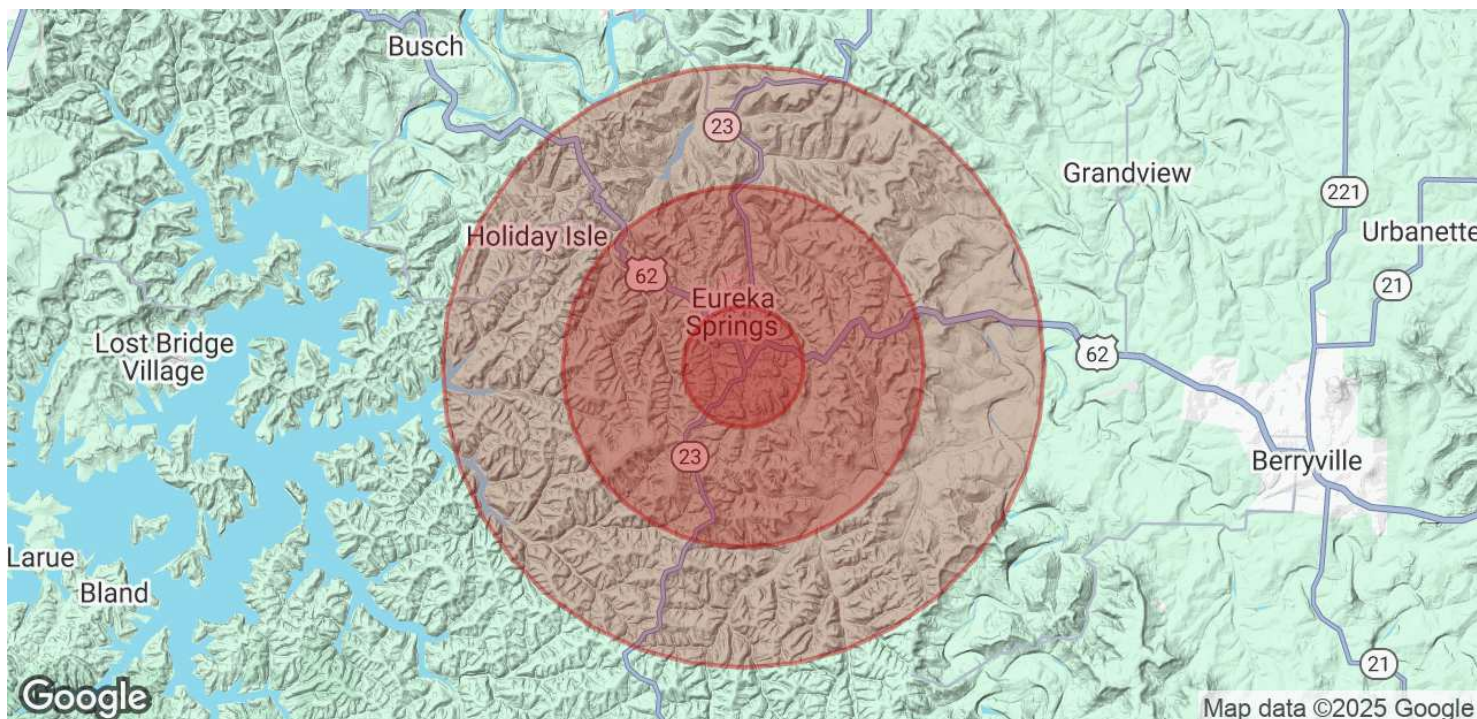
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	978	3,354	4,979
Average Age	52	52	53
Average Age (Male)	50	51	53
Average Age (Female)	53	52	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	485	1,729	2,550
# of Persons per HH	2	1.9	2
Average HH Income	\$76,715	\$74,873	\$74,501
Average House Value	\$258,245	\$290,739	\$288,180

Demographics data derived from AlphaMap

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