



**FINEBERG** & ASSOCIATES  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



## 109 SE MAIN ST - GRAVETTE, AR 72736

### OFFERING SUMMARY

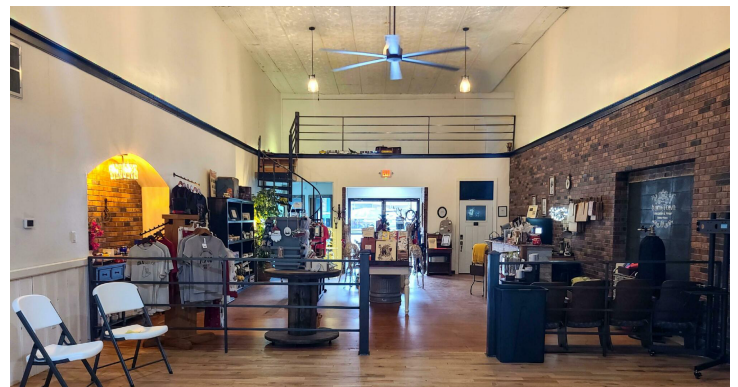
Sale Price:	\$650,000
Building Size:	4,016 SF
Price / SF:	\$161.85
Lease Rate:	\$9.00/psf MG

### PROPERTY HIGHLIGHTS

- Located in the heart of Downtown Gravette
- 20 ft ceilings with original tin
- Property features balcony and hardwood floors throughout
- Ideal for office/retail/restaurant, wedding/event venue
- Versatile layout for various concepts

### PROPERTY OVERVIEW

Beautiful historic building in Downtown Gravette for sale/lease. Property features hardwood floors, bar with granite top, 3 compartment sink, retail windows w/ display wells, mezzanine, spiral staircase, renovated bathrooms, & full walk out basement for storage. Upstairs currently used for entertainment and has oversized his & hers lounge rooms with updated private bathroom.



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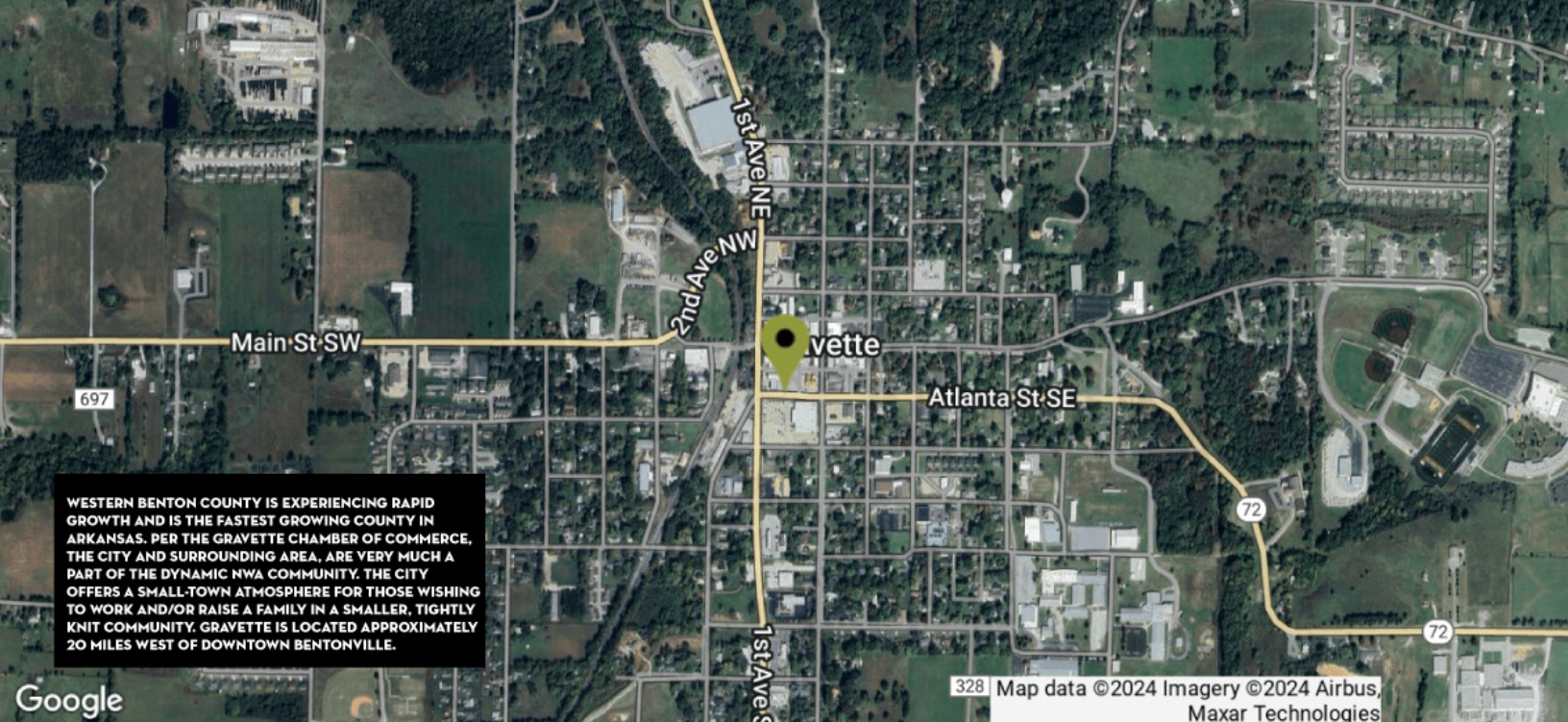




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WESTERN BENTON COUNTY IS EXPERIENCING RAPID GROWTH AND IS THE FASTEST GROWING COUNTY IN ARKANSAS. PER THE GRAVETTE CHAMBER OF COMMERCE, THE CITY AND SURROUNDING AREA, ARE VERY MUCH A PART OF THE DYNAMIC NWA COMMUNITY. THE CITY OFFERS A SMALL-TOWN ATMOSPHERE FOR THOSE WISHING TO WORK AND/OR RAISE A FAMILY IN A SMALLER, TIGHTLY KNIT COMMUNITY. GRAVETTE IS LOCATED APPROXIMATELY 20 MILES WEST OF DOWNTOWN BENTONVILLE.

328 Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	2,668	4,112	6,838
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	39	39	39

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	980	1,508	2,497
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$72,907	\$72,722	\$76,225
Average House Value	\$268,812	\$275,959	\$296,099

Demographics data derived from AlphaMap

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