



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

RETAIL SPACES FOR LEASE

125 – 129 Bone Street, Clinton, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate	\$10.00/SF
Lease Type	NNN
Address	125 - 129 Bone Street, Clinton, AR 72031
Property Type	Retail
Available SF	<ul style="list-style-type: none"> 125 Bone St – ±2,500 SF 129 Bone St – ±2,000 SF
Building Size	±49,992 SF
Lot Size	±16.44 Acres
Zoning	C-2 (General Commercial District)
Traffic Counts	<ul style="list-style-type: none"> Hwy 65 – 16,000 VPD Hwy 95 – 2,300 VPD

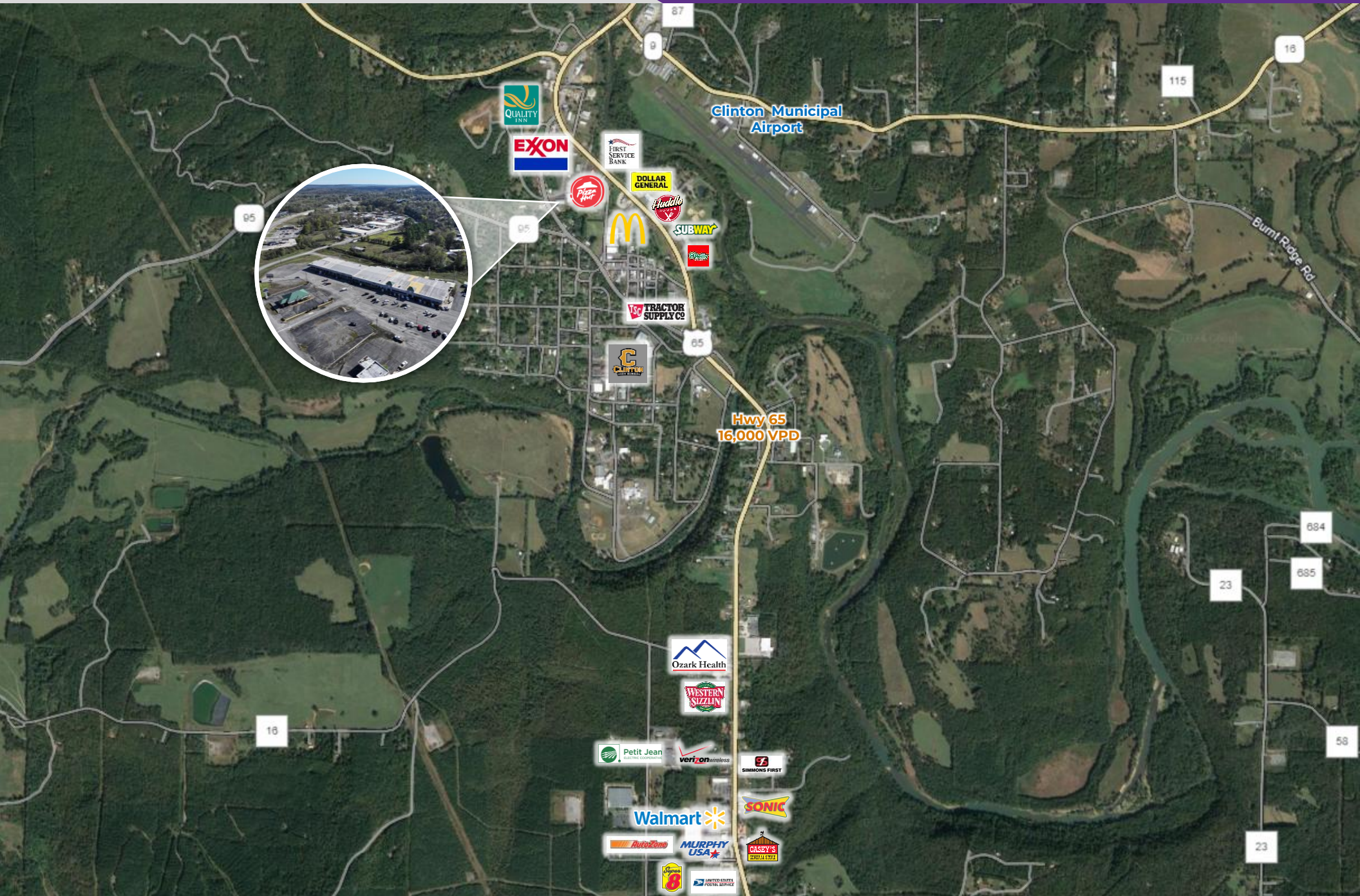
PROPERTY HIGHLIGHTS

- 125 Bone Street is a former jewelry store
- 129 Bone Street is located within Goode's Cash Saver
- Property offers excellent visibility and easy ingress/egress
- Property is near Greers Ferry Lake, a popular lake for boating, fishing, swimming, and water sports



LOOKING NORTH





Clinton, Arkansas



Located in the northern part of Arkansas, Van Buren County is home to 75,658 residents. Clinton, the county seat, is nestled in an Ozark Valley along U.S. 65. A western gateway to Greers Ferry Lake, the town offers travel accommodations, a historic downtown, museums, parks, and colorful festivals.

Notably, Van Buren County underwent a transformative shift on November 3, 2020, when its residents voted to transition from a dry to a wet county. This decision opened new doors for business attractions and fostered a climate conducive to growth.

The beauty of the Ozark Mountain, with its waterfalls, natural bridges, and underground caverns, is unique to Van Buren County. The nationally known “Natural Bridge of Arkansas,” a 100-foot-long, 50-foot-high, and four-foot-thick bridge, is located in Clinton, Arkansas.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

2,426

4,284

10,026

1,067

1,868

4,424

45.0

45.2

45.9

\$56,723

\$57,545

\$60,388

105

178

287

**Demographic details based on property location*

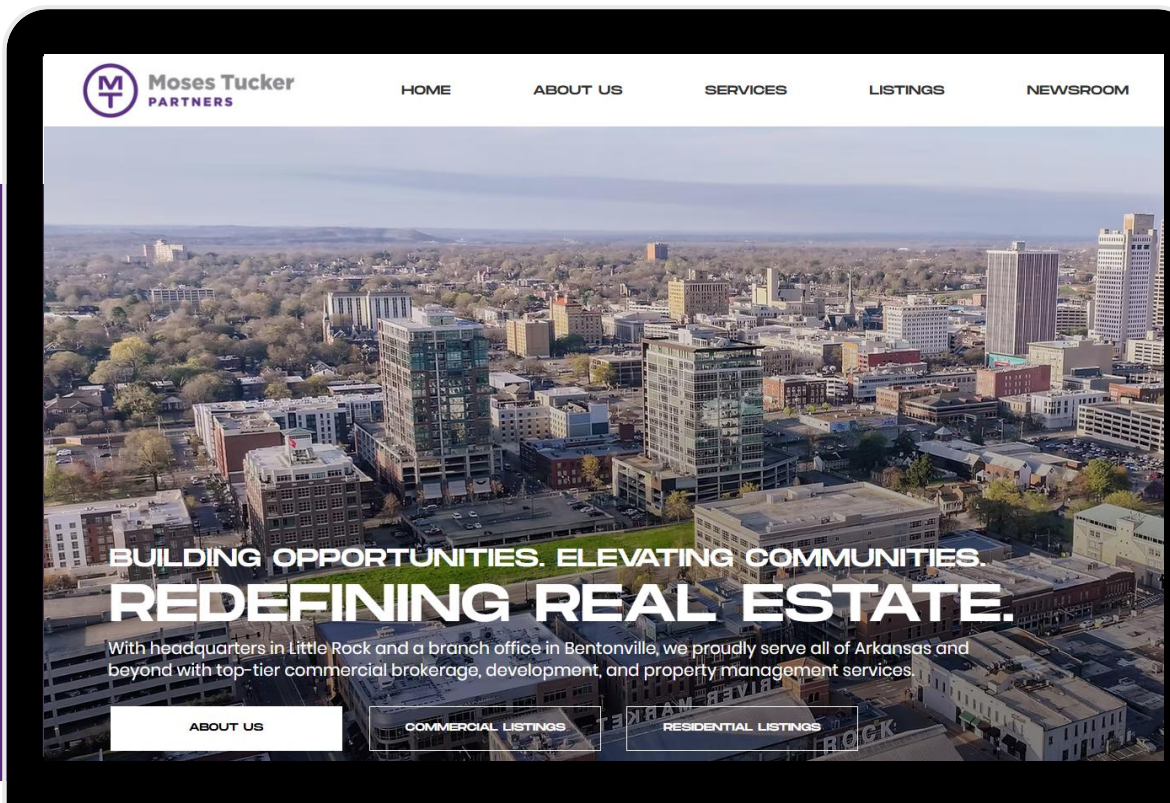
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Clint Bailey
Brokerage Associate
cbailey@mosestucker.com

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