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MEDICAL BUILDING FOR SUBLEASE

617 W Bolling St, Monticello, AR



1,800 SF

Hwy 425 S - 17,000 VPD

W Bolling St
2,900 VPD

CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering	For Sublease
Address	617 W Bolling Street
City/State	Monticello, AR 71655
Property Type	Medical office
Lease Rate	Negotiable
Lease Type	NNN
Available Space	1,800 SF

Traffic Counts

- W Bolling St – 2,900 VPD
- Hwy 425 S – 17,000 VPD
- W Gaines St – 13,000 VPD

PROPERTY HIGHLIGHTS

- Situated within a commercial plaza with premium frontage off W Bolling St (2,900 VPD)
- One block off Highway 425 South (17,000 VPD), a main arterial in Monticello
- Situated 0.1 mile from Monticello High School Football Stadium
- Previously used as a dental office





W Gaines St
13,000 VPD

**DOLLAR
GENERAL**

Walgreens
Enterprise
FAMILY DOLLAR
Exxon

RYBURN
MOTOR COMPANY
Ford
Jeep

ATWOODS
Ranch & Home

Hwy 425 S
17,000 VPD

Walmart
Auto Care Center

Monticello
LOCAL BEER

GOODYEAR

Monticello High
School Football
Stadium

W Bolling St
2,900 VPD

Monticello, Arkansas



Monticello is located approximately 95 miles southeast of Little Rock and 50 miles southeast of Pine Bluff. Incorporated as a city in 1852, Monticello serves as the county seat for Drew County. One of the largest towns in southeast Arkansas, Monticello is home to the University of Arkansas at Monticello, originally the Arkansas Agricultural and Mechanical College (~4,000 students).

Selected twice by Arkansas Business as a City of Distinction for its Quality of Life, Monticello is an active place for people seeking progress, but in a small town's relaxed comfort and charm. Monticello's cost of living is 22.4% lower than the U.S. average compared to the rest of the country. For visitors and residents looking for recreational activities, Monticello offers nearby Lake Monticello, a 1500-acre plus lake with some of the best bass fishing in Arkansas. The Arkansas Game and Fish Commission has two wildlife management areas just a short drive from Monticello – Seven Devils Swamp WMA and Cut-Off Creek WMA offer various outdoor recreational opportunities.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	9,170	11,149	14,496
Households	3,778	4,574	5,960
Average Age	38.6	38.8	39.6
Average Household Income	\$60,525	\$62,414	\$65,784
Businesses	421	477	526

**Demographic details based on property location*

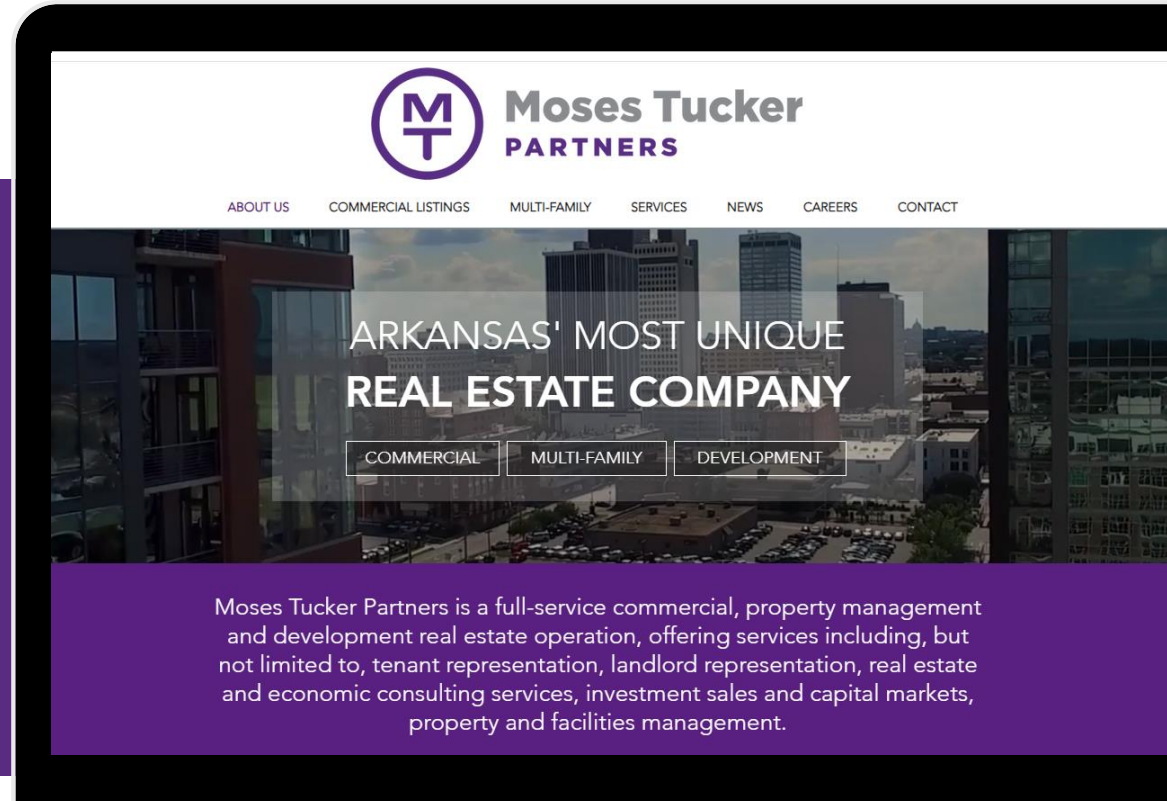
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