

1109 W Main St,  
Russellville, AR



# AVAILABLE

Situated in one of the busiest areas of downtown Russellville, Arkansas, this build to suit land offers exceptional visibility and accessibility. Surrounded by popular restaurants, established businesses, and thriving residential neighborhoods, it's ideally located for attracting both foot traffic and local clientele. With steady regional growth and strong development potential, this site is a compelling choice for businesses looking to expand or establish a presence in a well-connected community.

## Kroger Outparcel 1 Availability

*Leasing fee available.*

## Key Features

- Build to Suit
- Land for Sale
- Ground Lease
- 0.84 Acres
- Price Negotiable

Russellville, AR  
**Demographics**



Population  
**29,338**



Avg. HH Income  
**\$48,708**



W Main St.  
Traffic Count  
**20,000**





## Kroger Outparcel 1 0.84 Acres

### Why Choose us?

- Cross Access And Shared Parking
- Vast Business Networking Landscape
- Near A Mix Of Retail, Office, Restaurants, Entertainment, and Livable Spaces