



**COLDWELL
BANKER
COMMERCIAL**

VILLAGE COMMUNITIES

FORMER ASCENT CHILDREN'S CARE SERVICES

\$600,000

2410 Pine St
Arkadelphia, AR 71923

AVAILABLE SPACE
13,360 SF

FEATURES

- Corner Lot
- High Visibility
- High Traffic Location



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**COLDWELL BANKER COMMERCIAL
VILLAGE COMMUNITIES**

2208 Fowler Avenue, Jonesboro, Arkansas 72401
870.935.7800

FOR SALE

CBCWORLDWIDE.COM



FORMER ASCENT CHILDREN'S CARE SERVICES

2410 Pine St, Arkadelphia, AR 71923

SALE



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	1.44 Acres
Year Built:	1991
Building Size:	13,360 SF
Renovated:	
Zoning:	C-2
Price / SF:	\$44.91

PROPERTY OVERVIEW

Formerly an Ascent Children's Health Services, the subject property is located along the primary road in Arkadelphia, AR. The property consists of three buildings, totaling at 13,360 sqft, and sits on 1.44 acres. Boasting a traffic count of 10,000 CPD, high visibility, and easy access to I-30, the property offers one of the best locations in town.

PROPERTY HIGHLIGHTS

- Corner Lot
- High Visibility
- High Traffic Location
- Easy access to I-30

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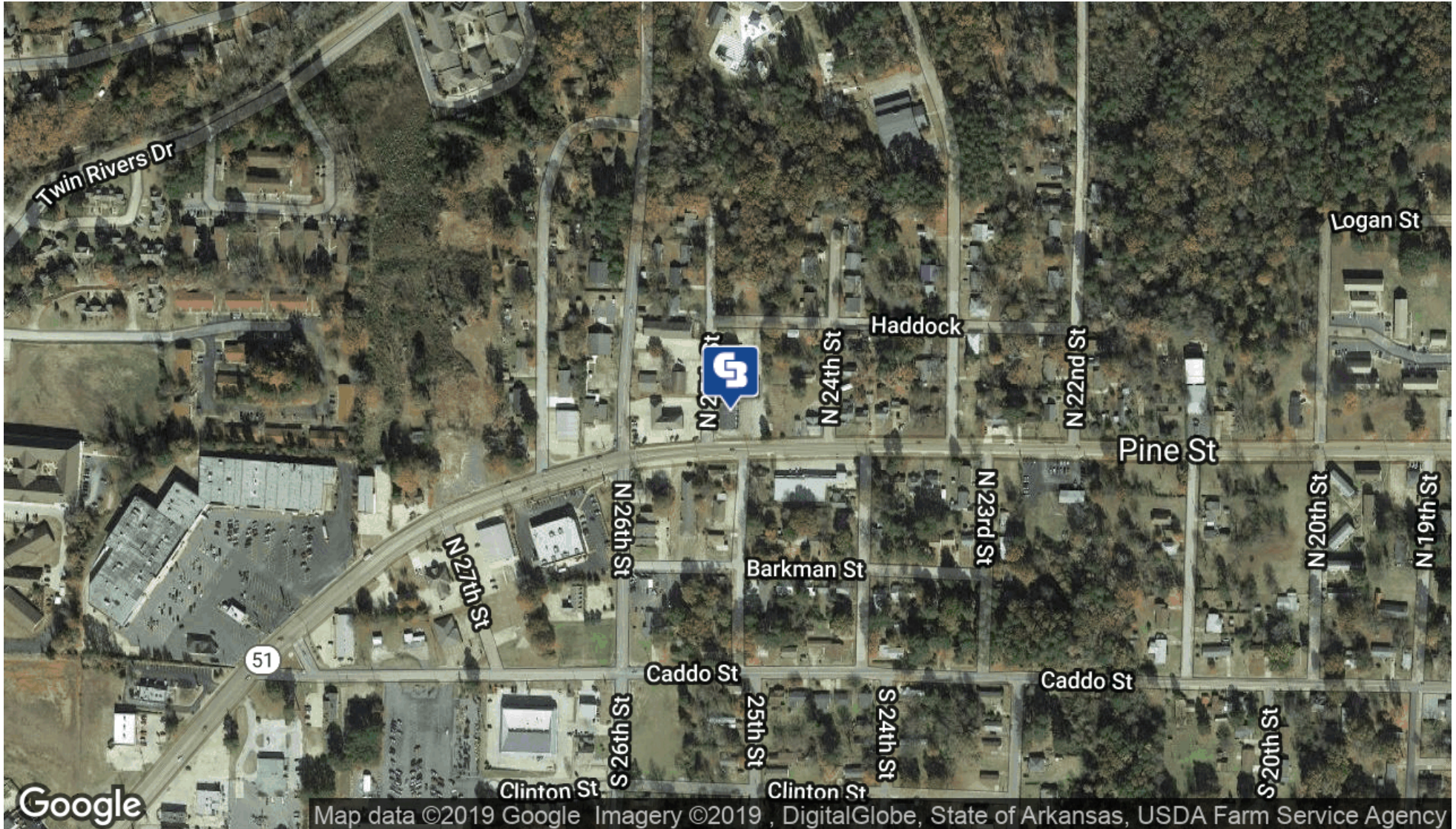
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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,606	9,429	12,818
Median age	29.9	28.6	28.2
Median age (Male)	27.8	26.9	26.8
Median age (Female)	32.8	32.2	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,196	3,246	4,446
# of persons per HH	3.0	2.9	2.9
Average HH income	\$53,363	\$48,909	\$47,152
Average house value	\$154,380	\$145,839	\$137,506

* Demographic data derived from 2010 US Census

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