

# 1109 E POINTER TRAIL

VAN BUREN, AR 72956



## PROPERTY DESCRIPTION

±490 SF freestanding quick-service building with drive-thru on ±1.5-acre lot available for sale or lease in Van Buren, Arkansas.

## PROPERTY HIGHLIGHTS

- ±1.5 acres with ample parking and paved areas
- ±490 SF freestanding retail building (built 2024)
- Drive-thru window and canopy in place
- Illuminated signage and site lighting installed
- High-visibility location near I-40 and Pointer Trail retail traffic
- Ideal for QSR, coffee, or beverage operator

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,736	7,129	9,866
Total Population	4,594	18,117	25,897
Average HH Income	\$78,447	\$77,271	\$76,582

**JACOB SPEARS**

501.940.7204

jspears@jonesaur.com

**BRITT STROTH**

501.301.0113

bstroth@jonesaur.com

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