

Retail/Showroom

**2000 E Race Ave,
Searcy, AR**

Features

- Two buildings totaling approximately 24,768 SF
- Lot size: approximately 3.80 acres
- Sale price: \$5,300,000
- Lease rate: \$16.95/SF, NNN
- Zoning C-4
- Automotive showroom/office/warehouse
- 12 roll-up doors
- Traffic count: approximately 19,000 vehicles per day on E Race Avenue

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About Searcy

This automotive showroom/office/warehouse opportunity is a well-positioned, at 2000 East Race Avenue in Searcy, Arkansas.

East Race Avenue is one of the main arterials in Searcy. The site is surrounded by local and national retailers and both Searcy Medical Center and Unity Health White County Medical Center. The site also has quick and easy access to Highway 67 and is just minutes from Harding University.

Searcy is known for its small-town spirit but has ongoing improvements of their parks system, cultural activities, and downtown revitalization. The town recently completed developing a 20-year master plan to continue improvements.

Searcy is home to Harding University, ASU-Beebe Searcy, Unity Health, ARcare and First Security Bank as well as industries like Bryce Corporation, Matthews International, and XPO Logistics Manufacturing, which have recently expanded their facilities.

These developments have helped gain attention from national retailers that have recently opened new locations in Searcy like Texas Roadhouse, Hobby Lobby, Old Navy, Whataburger, and Academy Sports.

Searcy was recognized in *Arkansas Business*' 2023 Trendsetter City awards as the winner for Diversity & Inclusion as well as the winner for Public-Works, Environmental & Green Management.



Neighborhood Aerial



2024 Demographics

Drive Time	10 Min.	15 Min.	30 Min.
Population	27,017	34,315	71,207
Total Households	10,400	13,377	27,625
Avg. Household Income	\$72,500	\$74,530	\$78,404

Key Highlights

- Great visibility from East Race Avenue
- Easy access to Highway 67
- Surrounded by retailers and medical centers
- Minutes from Harding University

Property Photos



Property Photos





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