

RETAIL FOR SALE

CLEVELAND CORNER & DELI

3953 Arkansas 95, Cleveland, AR 72030



PROPERTY DESCRIPTION

Nestled along a major highway near Petit Jean Mountain, the Country C-Store stands as a vital resource for the surrounding rural communities. This establishment is a cornerstone of support for the local workforce, providing essential goods and services to meet their daily needs. From a quick bite at the deli to refueling for the day, the Country C-Store offers convenience and reliability. As a valuable asset for the area's diverse and dynamic industries, this establishment plays a crucial role in sustaining the community's livelihood. Whether it's serving local residents or travelers passing through, the Country C-Store is a beacon of convenience and a symbol of community strength.

PROPERTY HIGHLIGHTS

- 1,800 SF building with modern amenities
- Renovated in 2022, low maintenance
- No Zoning, offering versatile potential for retail ventures
- Prime location on major highway

OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	0.64 Acres
Building Size:	1,800 SF
NOI:	\$82,356.56
Cap Rate:	14.32%

DEMOGRAPHICS

	10 MILES	20 MILES	40 MILES
Total Households	2,022	18,015	117,393
Total Population	5,022	44,745	295,401
Average HH Income	\$82,174	\$75,135	\$80,648

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JASON EDINGTON
REALTOR
O: 501.907.5959
C: 870.210.1445
jasonedington@kw.com
AR #EB0056069

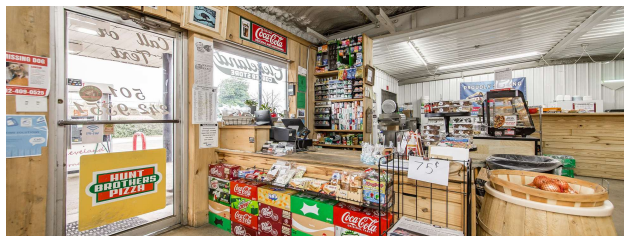
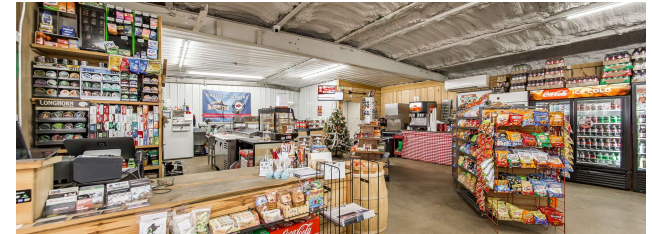
KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

Each Office Independently Owned and Operated

RETAIL FOR SALE

CLEVELAND CORNER & DELI

3953 Arkansas 95, Cleveland, AR 72030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JASON EDINGTON
REALTOR
O: 501.907.5959
C: 870.210.1445
jasonedington@kw.com
AR #EB0056069

KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

Each Office Independently Owned and Operated

RETAIL FOR SALE

CLEVELAND CORNER & DELI

3953 Arkansas 95, Cleveland, AR 72030



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JASON EDINGTON
REALTOR
O: 501.907.5959
C: 870.210.1445
jasonedington@kw.com
AR #EB0056069

KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

Each Office Independently Owned and Operated

RETAIL FOR SALE

CLEVELAND CORNER & DELI

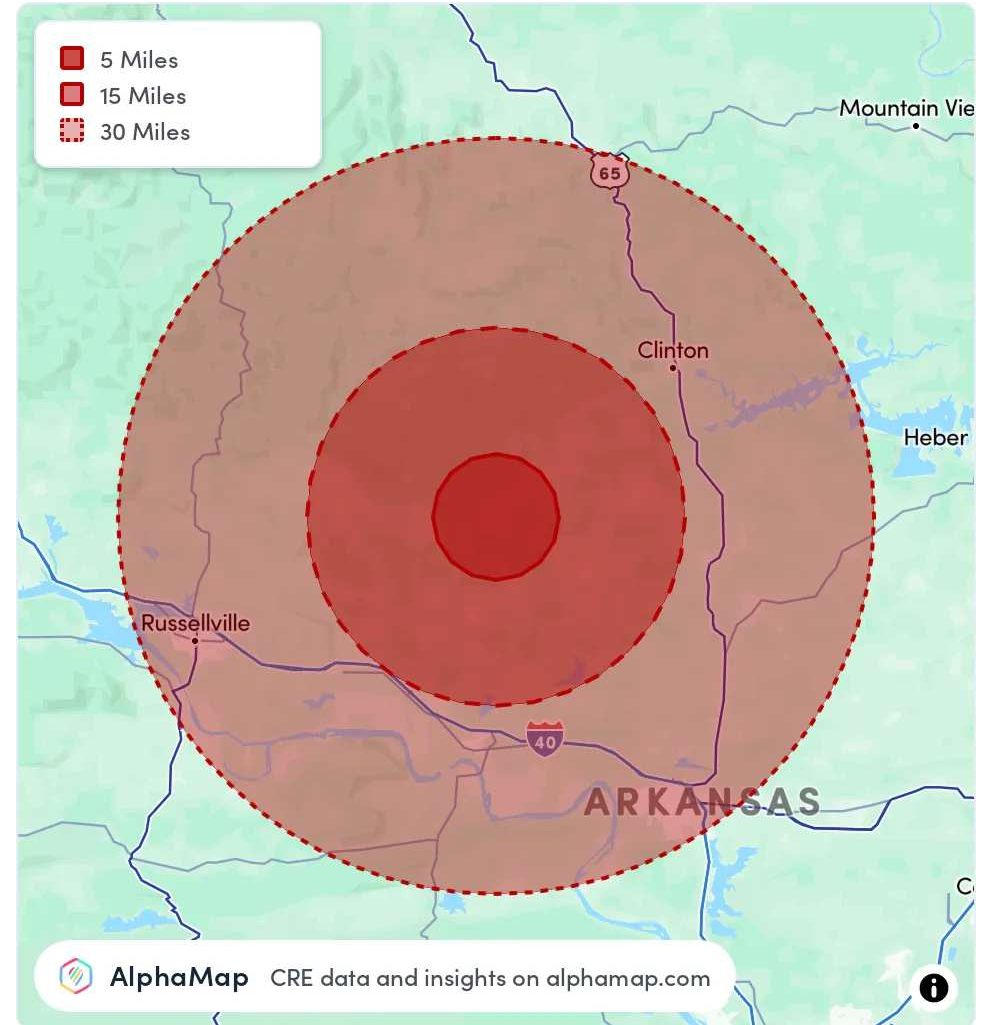
3953 Arkansas 95, Cleveland, AR 72030



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	57	306	720
Average Age	42	43	43
Average Age (Male)	43	44	43
Average Age (Female)	42	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23	125	293
Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,039	\$84,624	\$85,518
Average House Value	\$203,690	\$222,625	\$216,703
Per Capita Income	\$36,815	\$35,260	\$34,207

Map and demographics data derived from AlphaMap



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JASON EDINGTON
REALTOR
O: 501.907.5959
C: 870.210.1445
jasonedington@kw.com
AR #EB0056069

KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

Each Office Independently Owned and Operated