

3200 N REYNOLDS RD, BRYANT, ARKANSAS

# RETAIL BUILDING FOR SALE

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## EXECUTIVE SUMMARY

3200 N Reynolds Road presents an opportunity to acquire a well-positioned commercial asset in Bryant, Arkansas, one of Central Arkansas' active suburban growth markets. Bryant is strategically located southwest of Little Rock along the Interstate 30 corridor, providing access to a growing residential base and regional traffic moving between Little Rock, Benton, Hot Springs, and surrounding communities.

The property consists of a 4,552 SF building situated on approximately 0.96 acres along N Reynolds Road, a key commercial corridor with approximately 17,000 vehicles per day and convenient access to Interstate 30, which carries approximately 100,000 vehicles per day. The site benefits from its immediate adjacency to Walmart Supercenter, placing the property within an established daily-needs retail node with consistent customer traffic and strong regional visibility.

With high-exposure frontage, convenient access, and proximity to a dominant national retailer, the property offers investors and users a flexible commercial asset with near-term usability and long-term repositioning potential.

3200 N REYNOLDS ROAD, BRYANT, AR

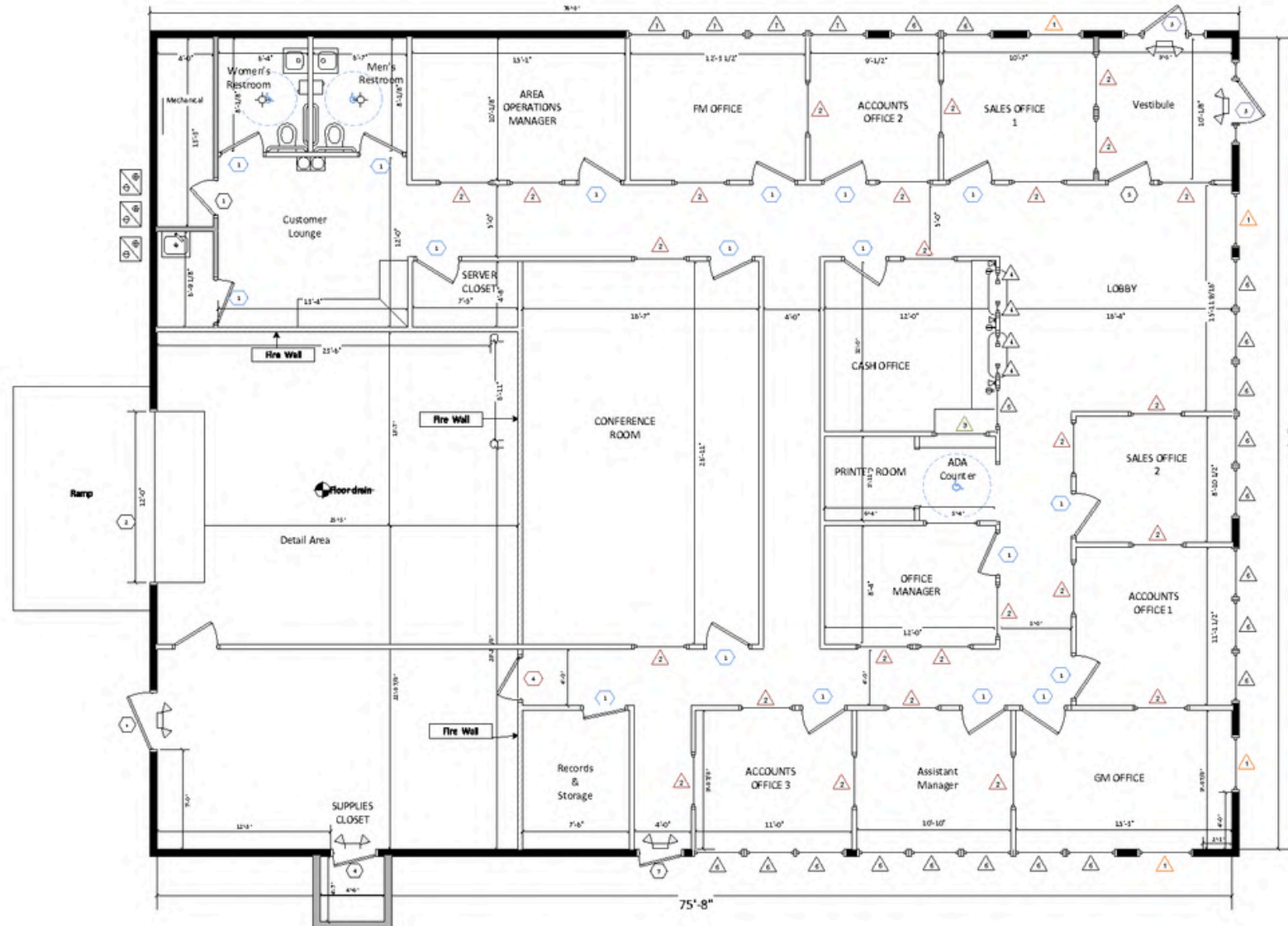
## PROPERTY HIGHLIGHTS

**4,552 SF**  
BUILDING AVAILABILITY

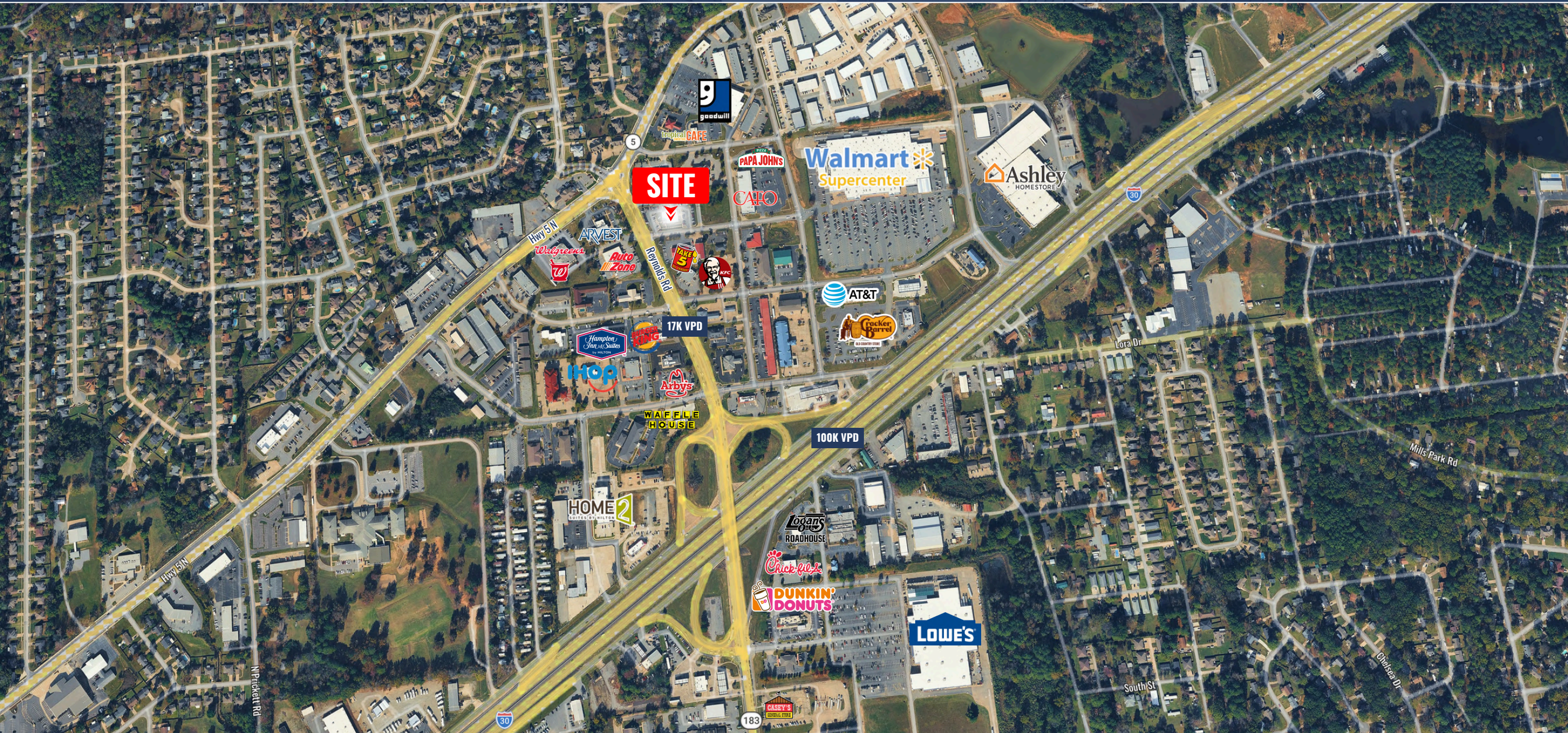
**\$1,495,000**  
ASKING PRICE

**0.96 AC**  
LAND

# FLOOR PLAN



# AERIAL MAP VIEW



3200 N REYNOLDS ROAD, BRYANT, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

3200 N Reynolds Rd, Bryant, Arkansas, 72022

Ring of 3 miles

### KEY FACTS

31,393

Population



12,680

Households

38.0

Median Age

\$66,912

Median Disposable Income

### EDUCATION

5.4%

No High School Diploma



27.5%

High School Graduate



28.6%

Some College/  
Associate's Degree



38.5%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$82,448

Median Household Income



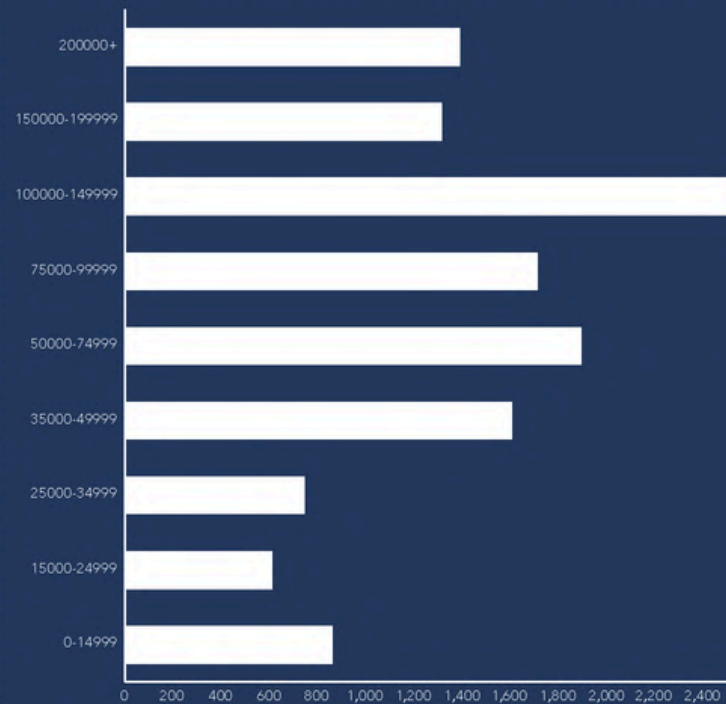
\$43,511

Per Capita Income

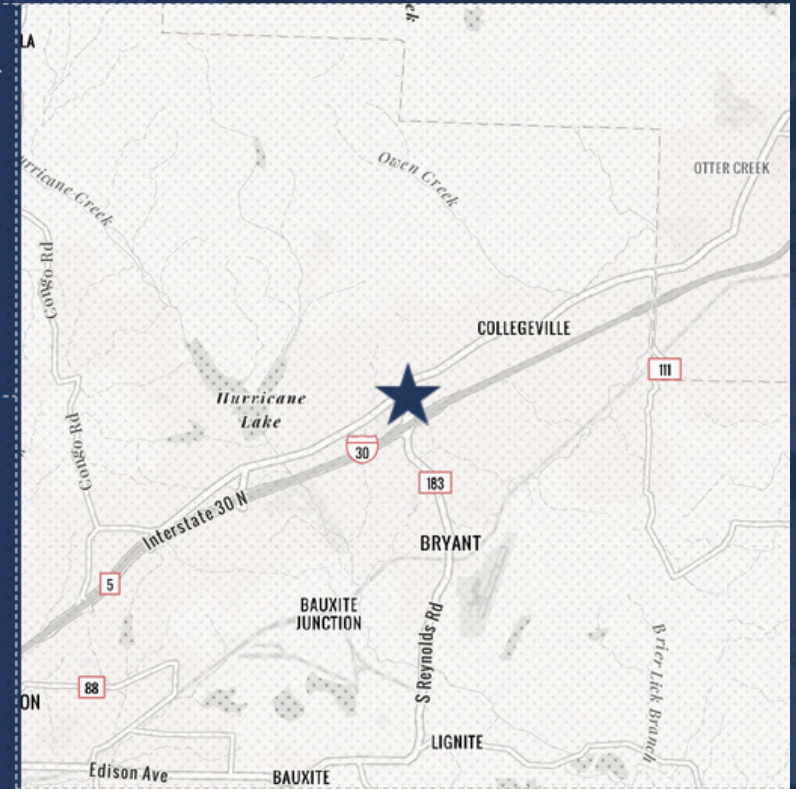


\$231,373

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

74.6%



Blue Collar

17.8%



Services

10.6%

2.4%

Unemployment Rate

# CONTACT US



## COREY FUHRMAN

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



## TYLER GURGANUS

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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.



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