

# Retail Pad Opportunity

Waldron, AR

1188 W 6th St  
Waldron, AR 72958  
[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

\$395,000



## Retail Pad Opportunity

1188 W 6th St | Waldron, AR 72958

# For Sale

# Property Details

- + Price: \$395,000
- + ±20.6 acres
- + Frontage (±500 ft) on State Highway 71 - 6,500 VPD
- + Frontage (±646 ft) on W 6th St - 4,800 VPD
- + Zoning: C-2
- + Utilities at site
- + Property surrounds Harps Food Stores
- + Located in active area
  - Neighbors include Mercy Hospital, Walgreens, Dollar General, Sonic, Pizza Hut, True Value Hardware, Waldron High School and more



### 2024 Demographics

5 Miles      10 Minutes      15 Minutes

Population	4,955	4,827	5,751
Households	1,968	1,911	2,301
Average Household Income	\$50,188	\$50,025	\$53,432
Housing Units	2,441	2,335	2,822
Employees	1,872	1,849	1,892

## Contact Us

### David Erstine, SIOR, CCIM

Senior Vice President  
+1 479 249 6199  
david.erstine@cbre.com

### Mason Shirey

Associate Broker  
+1 479 474 9200  
mason@jimmybell.com



### MacKenzie Miller

Client Services Coordinator  
+1 479 249 9542  
mackenzie.miller@cbre.com

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