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# RETAIL SPACE FOR LEASE

## 244 Hwy 65 N, Clinton, AR



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](http://mosestucker.com)



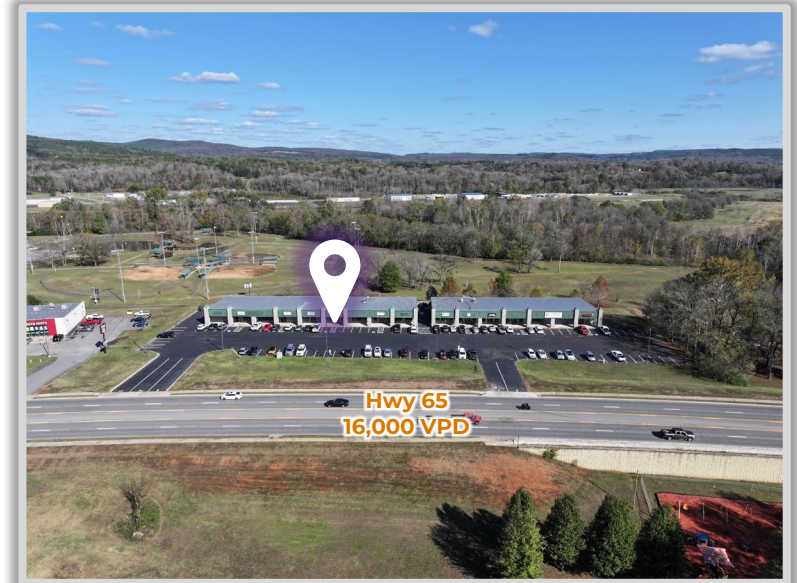
## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Rate</b>	Call Agent for Pricing
<b>Address</b>	244 Hwy 65 N
<b>City/State</b>	Clinton, AR 72031
<b>Property Type</b>	Retail
<b>Available SF</b>	±3,100 SF
<b>Building Size</b>	±13,500 SF
<b>Lot Size</b>	±1.30 Acres
<b>Zoning</b>	C-2 (General Commercial District)
<b>Traffic Count</b>	US Hwy 65 – 16,000 VPD

### PROPERTY HIGHLIGHTS

- 2<sup>nd</sup> generation restaurant space with full-service kitchen including a vent-a-hood, walk-in cooler/freezer, and miscellaneous kitchen equipment
- Property offers excellent visibility and easy ingress/egress with frontage on Highway 65
- 2023 capital improvements include resurfacing the parking lot and replacing exterior lighting
- Property sits in front of Archey Fork Park, which offers community walking trails, playgrounds, picnic areas, sports fields, and event spaces
- Tenant mix includes a variety of service-oriented businesses, a restaurant, and professional medical services
- Property is near Greers Ferry Lake, a popular lake for boating, fishing, swimming, and water sports





# LOOKING SOUTHWEST

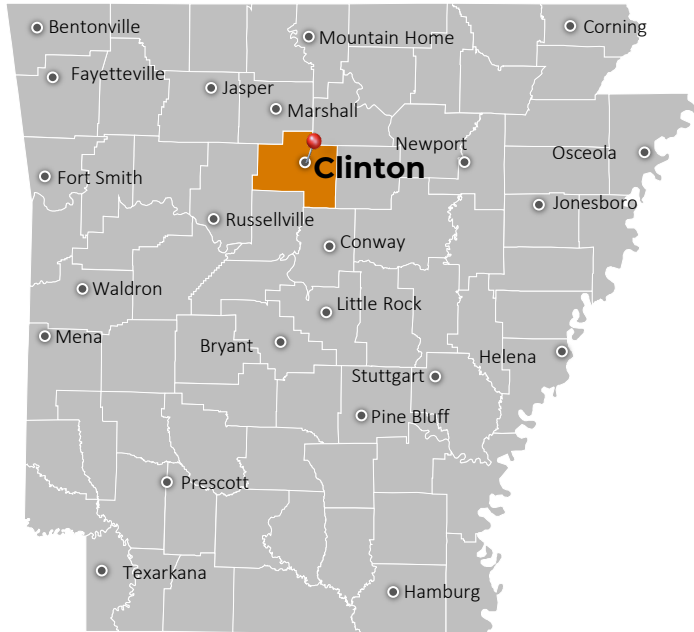
Clinton Municipal  
Airport

Archey Fork  
Park



Hwy 65  
16,000 VPD

## Clinton, Arkansas



Clinton is situated in northern Arkansas within Van Buren County, which is home to 75,658 residents. Clinton, the county seat, is nestled in an Ozark valley along U.S. 65. A western gateway to Greers Ferry Lake, the town offers travel accommodations, a historic downtown, museums, parks and colorful festivals.

Notably, Van Buren County underwent a transformative shift on November 3, 2020, when its residents voted to transition from a dry to a wet county. This decision opened new doors for business attractions and fostered a climate conducive to growth.

The beauty of the Ozark Mountain, with its waterfalls, natural bridges, and underground caverns, is unique to Van Buren County. The nationally known "Natural Bridge of Arkansas," a 100-foot-long, 50-foot-high, and four-foot-thick bridge, is located in Clinton, Arkansas.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	2,426	4,284	10,026
Households	1,067	1,868	4,424
Average Age	45.0	45.2	45.9
Average Household Income	\$56,723	\$57,545	\$60,388
Businesses	105	178	287

*\*Demographic details based on property location*

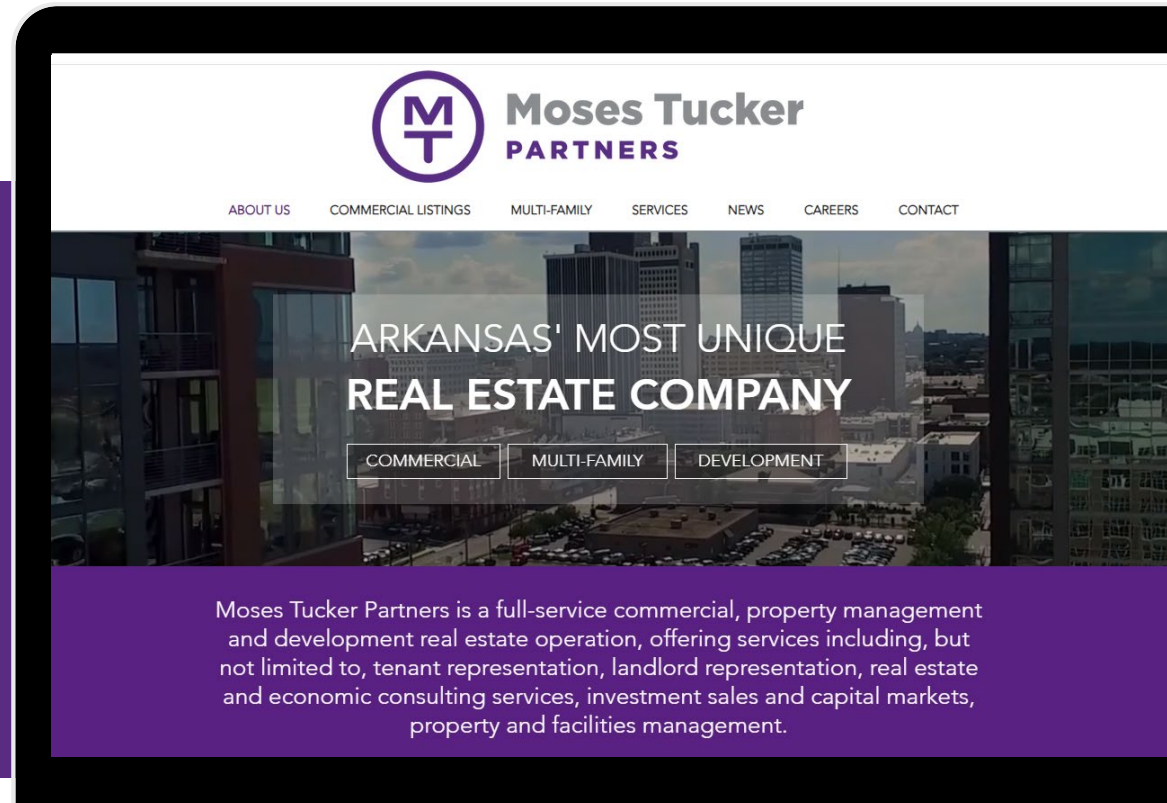
# CONNECT

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