

CEDAR CREEK VILLAGE

2211-2217 Fayetteville Rd, Van Buren, AR 72956



PROPERTY DESCRIPTION

Prime commercial retail investment opportunity located directly across from a Walmart Supercenter and less than half a mile from I-40, ensuring high visibility and accessibility. The property features 12 units, with 11 currently leased, bringing in +/- \$240K/year currently with the potential for \$300K+ when 100% occupied. Tenants include Little Caesars Pizza, T-Mobile, La Fiesta Restaurant, State Farm, and more. Offering ample parking for tenants and visitors, the property also boasts excellent signage opportunities with two monument signs. Additionally, there is enough room to extend the back building and add +/- 6,000 SF, creating the potential for more rental units and increased revenue. Positioned on Fayetteville Rd., which sees approx. 22,000 VPD, this location benefits from strong traffic exposure. Surrounded by major retailers like Walmart, Lowe's, Arby's, Casey's General Store, Zaxby's, Verizon, Starbucks, and more, this commercial asset presents an excellent investment opportunity in a growing area.

PROPERTY HIGHLIGHTS

- 12 Total Units with 11 Currently Leased
- Situated Directly Across from Walmart
- Half a Mile from I-40
- Surrounded by Major National Retailers
- 22,000 VPD on Fayetteville Rd

OFFERING SUMMARY

Sale Price:	\$3,199,900
Number of Units:	12
Lot Size:	2.39 Acres
Building Size:	24,294 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,946	9,268	15,244
Total Population	5,059	23,976	41,304
Average HH Income	\$79,624	\$78,979	\$71,429

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.

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SHOPPING CENTER FOR SALE

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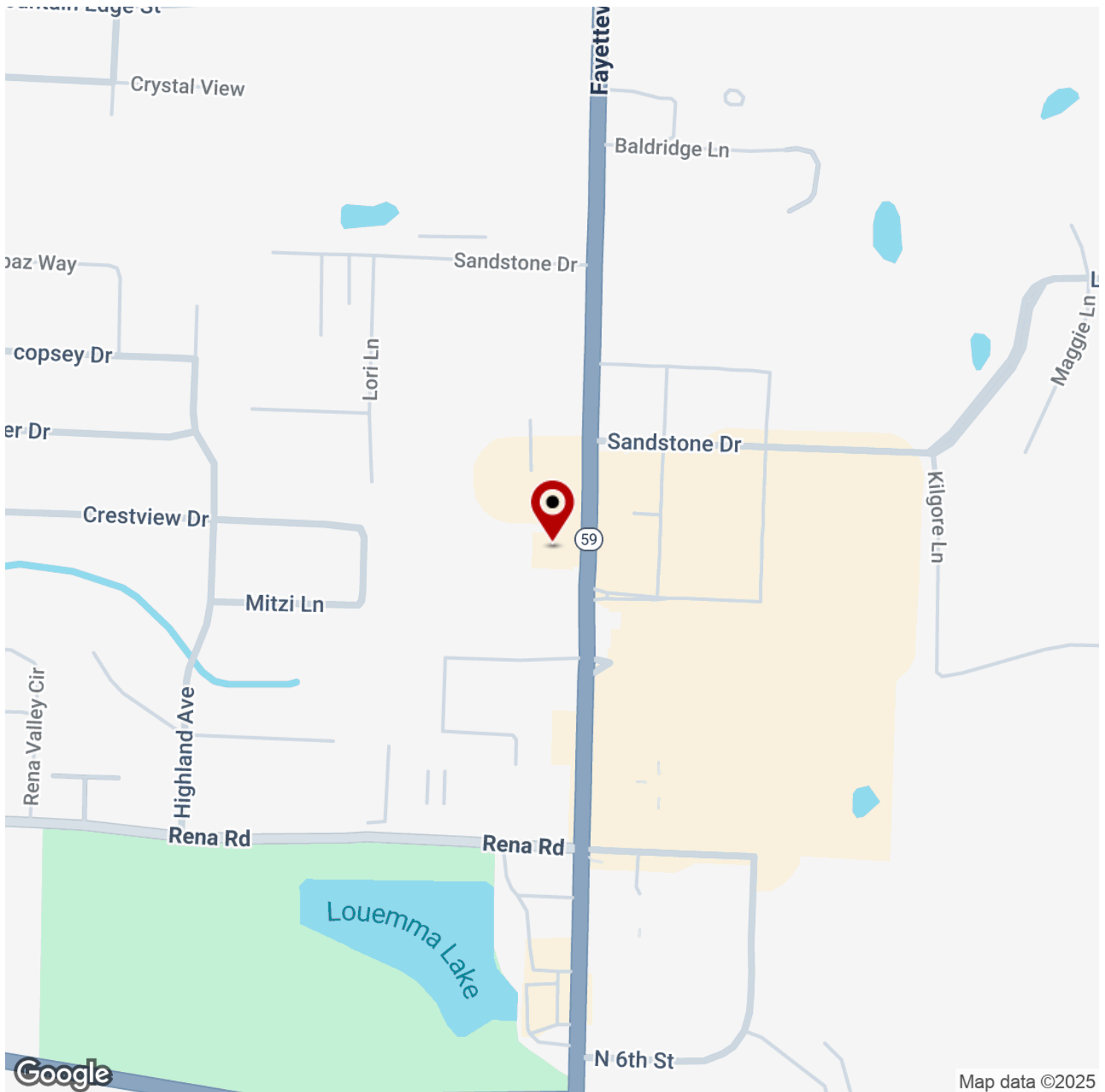
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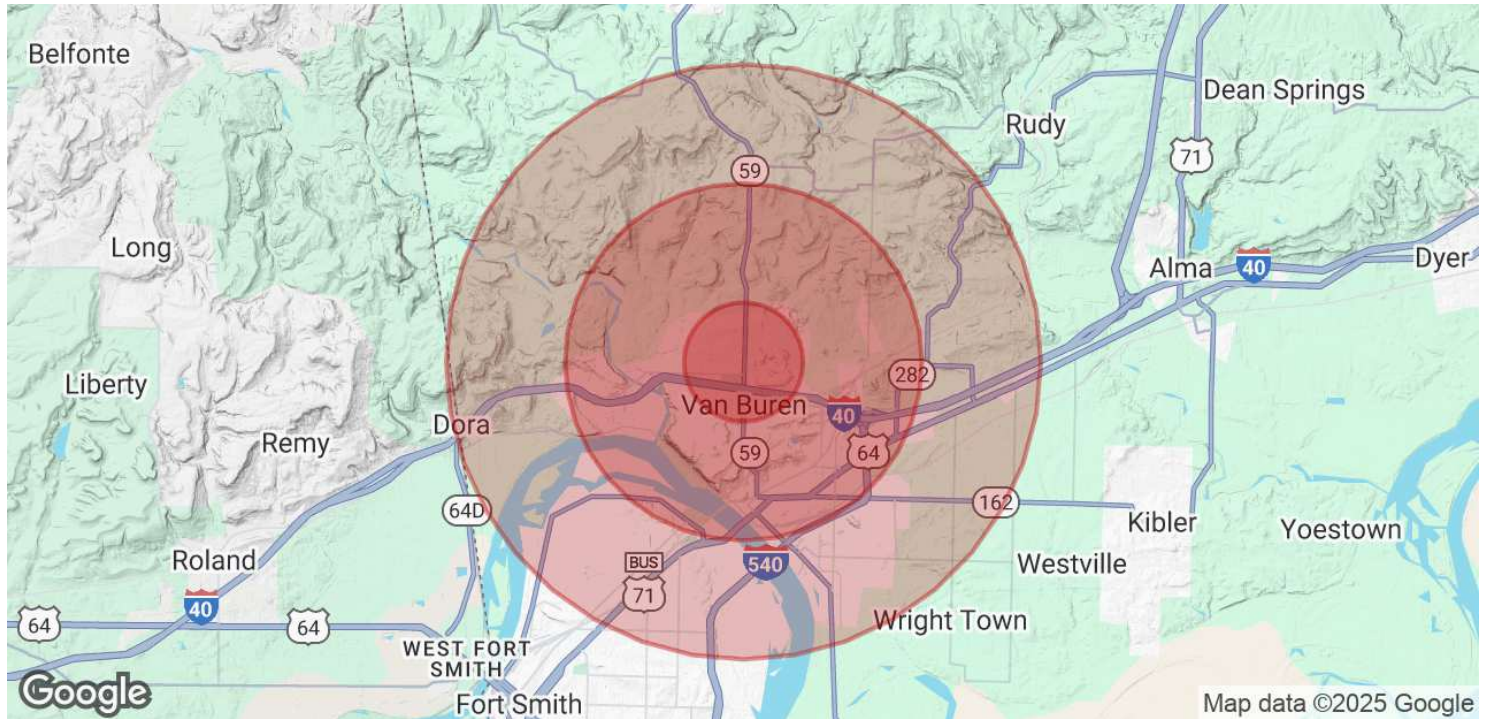
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,059	23,976	41,304
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,946	9,268	15,244
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$79,624	\$78,979	\$71,429
Average House Value	\$199,173	\$201,105	\$185,423

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