



For
**SALE
OR
LEASE**

EXCLUSIVELY LISTED BY:

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**COMMERCIAL STOREFRONT
NEIGHBORING SCHOOL SYSTEM**

OPPORTUNITY OVERVIEW

BUILDING: 8,160+/- SF

LOT: 0.84+/- AC

SALE: \$369,000.00

LEASE: \$10/SF/YR GROSS

PROPERTY HIGHLIGHTS

- 21 Parking Spaces
- Directly Facing Gosnell School District
- Adjacent-to and Nearby Many Residential Neighborhoods
- Located Off of One of the Main Thoroughfares Through Town | S Airbase Hwy
- Positioned in Major Retail District of Town



EXECUTIVE SUMMARY

The commercial property at 119 Bevill Ave, Gosnell, AR, presents a prime investment opportunity. Formerly operating as a Dollar General store and strategically located across from the city's school district, this site offers excellent visibility and accessibility, ensuring a high traffic volume. The property is ideal for retail operations, benefiting from its established recognition within the community. Its proximity to the school district makes it particularly attractive for businesses catering to students and families. This listing offers a versatile space that can be tailored to a variety of commercial uses, providing a significant potential for growth and profitability in a bustling area of Gosnell.



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Airport-BYH

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WASTE PRO
Caring For Our Communities

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Valero

MEMORIAL DR

Airport
Authority

Gosnell
Community
Center

POLICE
CITY OF
GOSNELL
AR

SONIC

**Southern
Bancorp**

S AIR BASE HWY



Coming Soon
DOLLAR GENERAL

BEVILL AVE





GOSNELL
HEALTH
AND REHAB

MOODY ST

GOSNELL

Wild Wren

Coming Soon
DOLLAR GENERAL



BEVILL AVE

Southern
Bancorp

SONIC

GOSNELL BAPTIST
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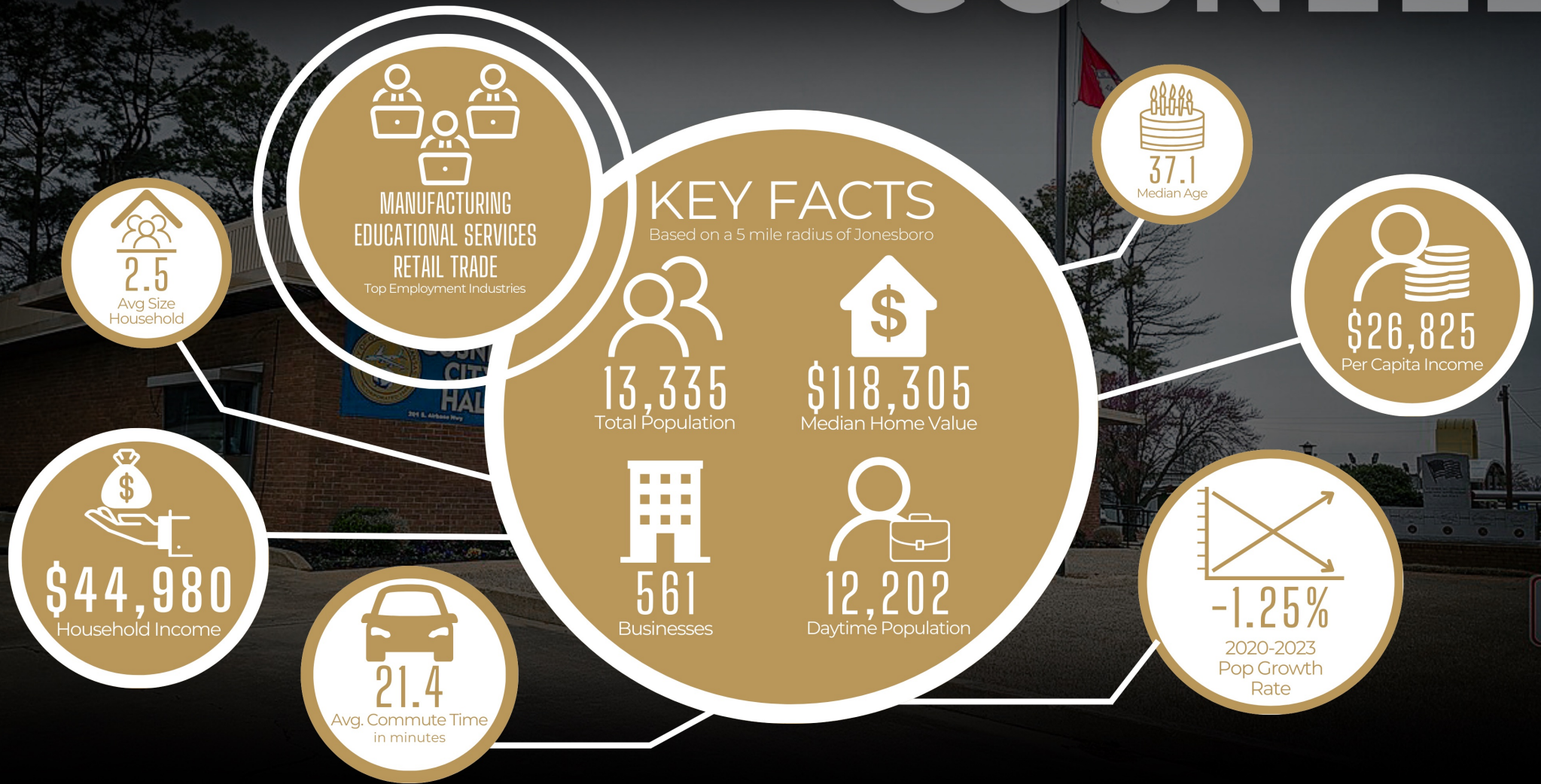
S AIR BASE HWY

MEMORIAL DR

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GOSNELL



This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).