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RETAIL BUILDING FOR SALE

16727 Highway 62, Garfield, Arkansas



CONTACT US TODAY

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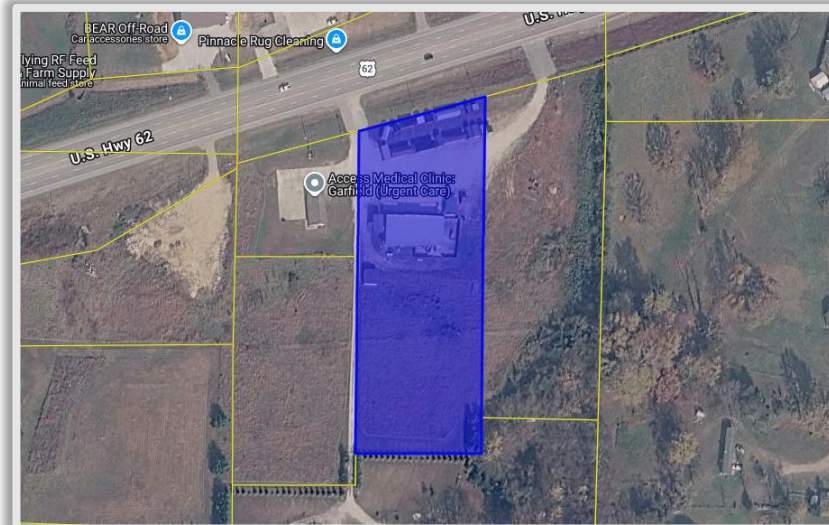
Property Understanding

OVERVIEW

Offering	For Sale
Price	\$695,000
Address	16727 Hwy 62, Garfield, AR 72732
Property Type	Retail
Building Size	±5,000 SF
Land Size	±3.0 Acres
Zoning	Commercial
Frontage	AR Hwy 62 – ±230 feet of frontage
Traffic Count	AR Hwy 62 – 14,000 VPD

PROPERTY HIGHLIGHTS

- Highly visible retail opportunity along Hwy 62 with strong east-west connectivity linking Northwest Arkansas to Southwest Missouri
- Excellent signage exposure on Hwy 62 with traffic counts exceeding 14,000 vehicles per day
- Surrounded by established demand drivers, including Access Medical Clinic, Garfield Village Market, Dollar General, United States Postal Service, Pea Ridge National Military Park (less than 2 miles), and Big Sugar Golf Club (approximately 6 miles), supporting both local and visitor traffic
- Conveniently located less than 7 miles from the Arkansas/Missouri border and within easy reach of Rogers (8.5 miles) and Pea Ridge (7.3 miles)
- Positioned in Garfield, a steadily growing Benton County community within the high-growth Northwest Arkansas region, supported by strong household incomes and a stable local economy







Northwest Arkansas



Northwest Arkansas is located in the beautiful Ozark Mountains and includes Benton, Washington and Madison Counties. Northwest Arkansas is one of the fastest-growing economies in the country, with three Fortune 500 companies calling it home, plus numerous businesses and start ups eager to build their teams and infrastructures. These companies have invested billions in building a mixed-use environment centered around culture and technology in order to attract and retain talent for supply chain, data analytic, software engineering and IT jobs. Over the last 10 years, the region has become a focal point for innovation, commerce and new business opportunities. From what started as a rural corner, Northwest Arkansas now sits in the population center of the country and has grown to be globally recognized as a technology and logistics hub.

Northwest Arkansas has become a globally recognized destination for tourists interested in outdoor recreation, arts, music and culinary arts.



Over 10 millions visitors from all over the world have visited Crystal Bridges Museum of American Art which is located in Bentonville. The museum was founded by philanthropist and arts patron Alice Walton.



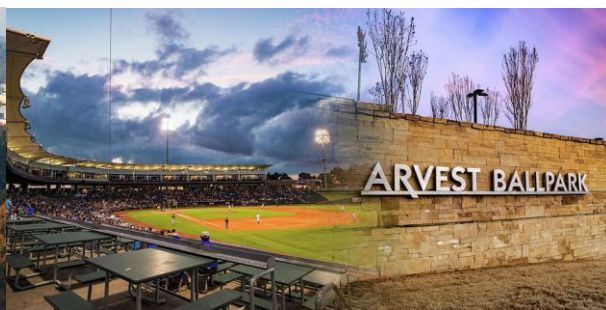
The University of Arkansas, located in Fayetteville, received the R1 ranking from the Carnegie Foundation, which puts the university in an elite category of only 3.7% of public and private universities recognized for high levels of research-focused activities. U of A's undergraduate supply chain management program is ranked #1 in the nation by Gartner.



Northwest Arkansas has become the mountain biking capital of the world. The area has 322 miles of natural surface trails for mountain biking and 162 miles of paved paths, which are connected by the Razorback Greenway trail system.



U.S. News & World Report put Northwest Arkansas at #10 on its ranking of the 150 Best Places to Live in the U.S. in 2023.



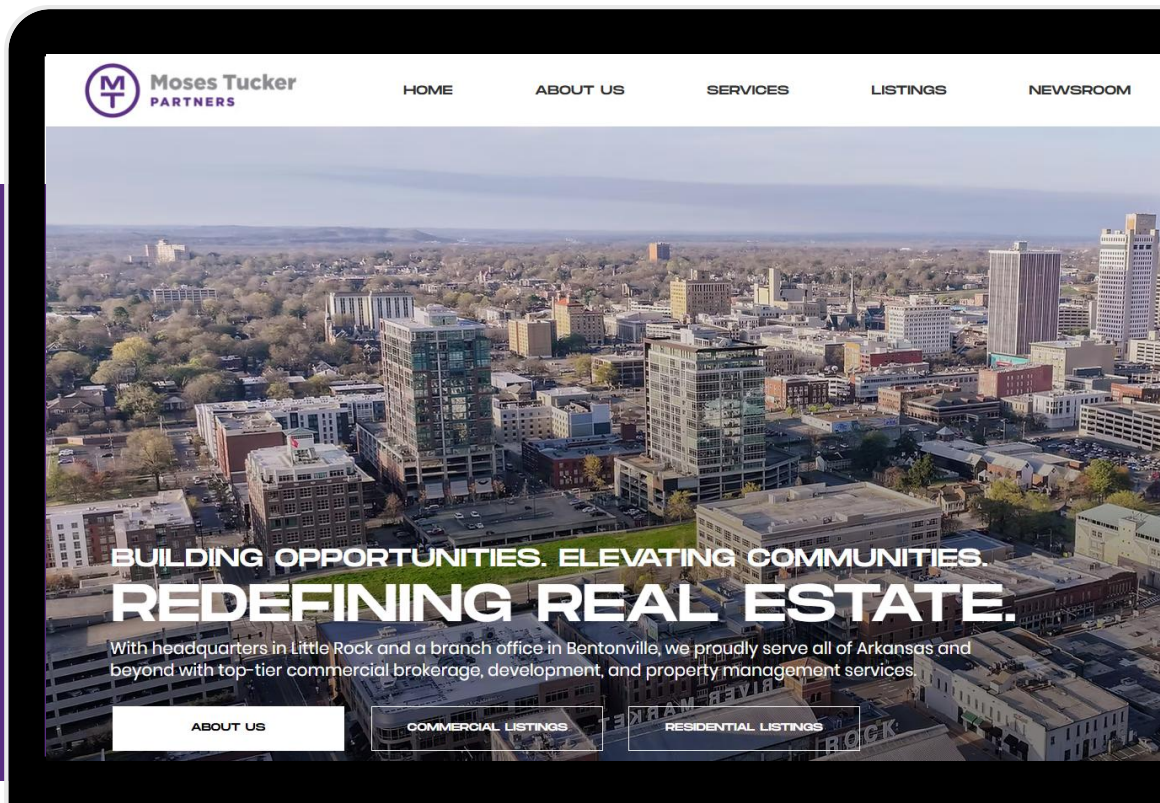
CONNECT

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