

PRIME COMMERCIAL LAND FOR LEASE

W MAIN ST.

Farmington, AR 72730



PROPERTY DESCRIPTION

Build to suit opportunities with major road frontage! +/- 0.65 Acre parcel and a +/- 1.94 acre parcel of Prime commercial land sitting conveniently off W Main St, which sees approx. 29,000 VPD in Farmington! Positioned in between a Taco Bell and Casey's General Store, also situated near the Walmart Neighborhood Market. All essential utilities are either on site or nearby. Additionally, it is less than 1.6 miles from the Farmington High School and it's newly built \$16 million sports complex. Whether it's a QSR, Office Spaces, or Retail Centers, this is an exceptional opportunity to expand into a rapidly growing area!

PROPERTY HIGHLIGHTS

- All utilities on site or nearby
- Next to Taco Bell and Walmart Neighborhood Market
- Major Road Frontage along W. Main Street, which sees +/- 29K VPD
- +/- 0.65 acres parcel and a +/- 1.94 acre parcel available

OFFERING SUMMARY

Lease Rate:	\$7,500.00 - 11,000.00 per month (Ground)
Available Acreage:	0.65 - 1.94 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
Total Population	836	2,573	4,099
Average HH Income	\$63,310	\$65,565	\$68,701

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.

TIMOTHY SALMONSEN

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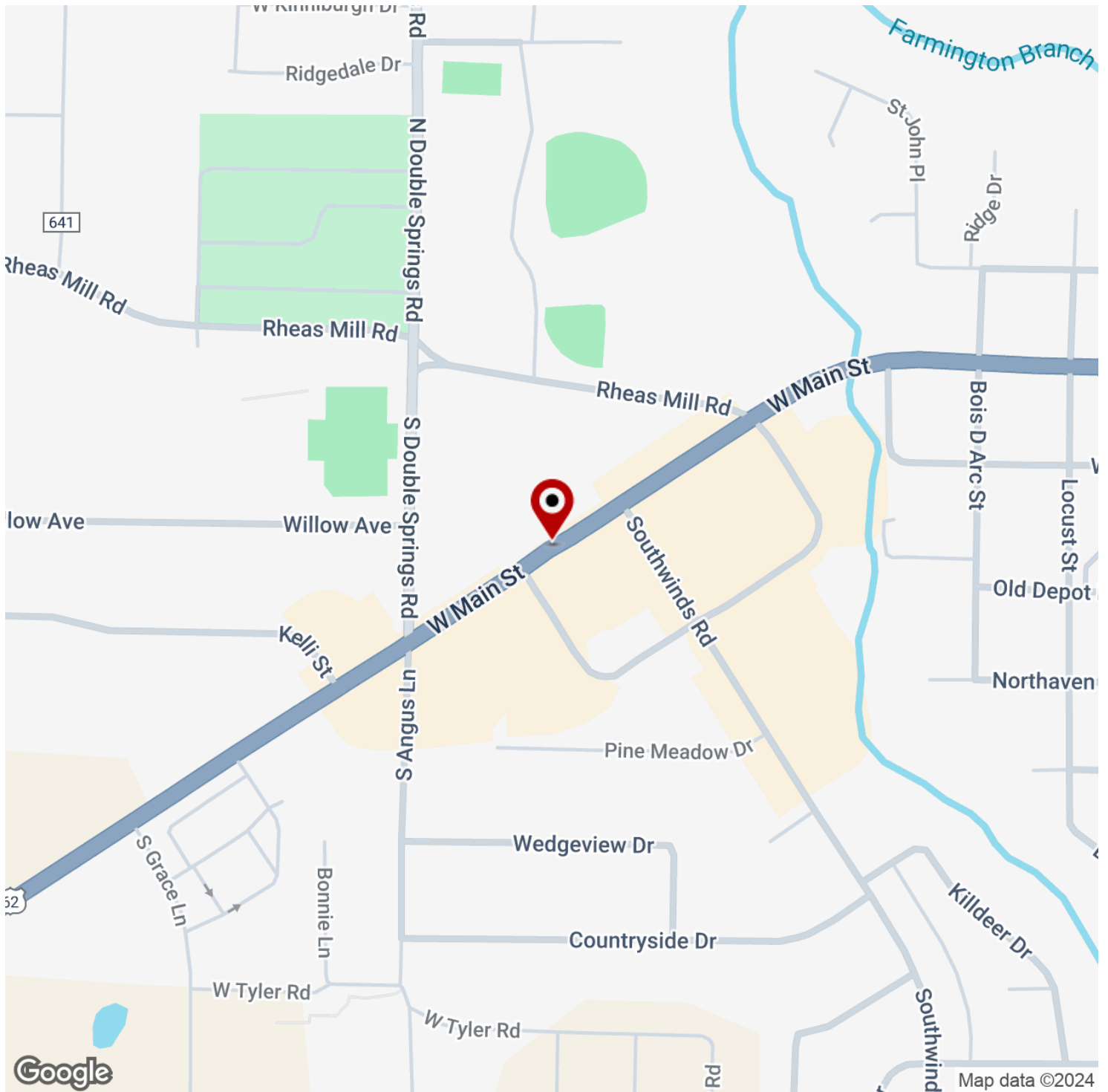
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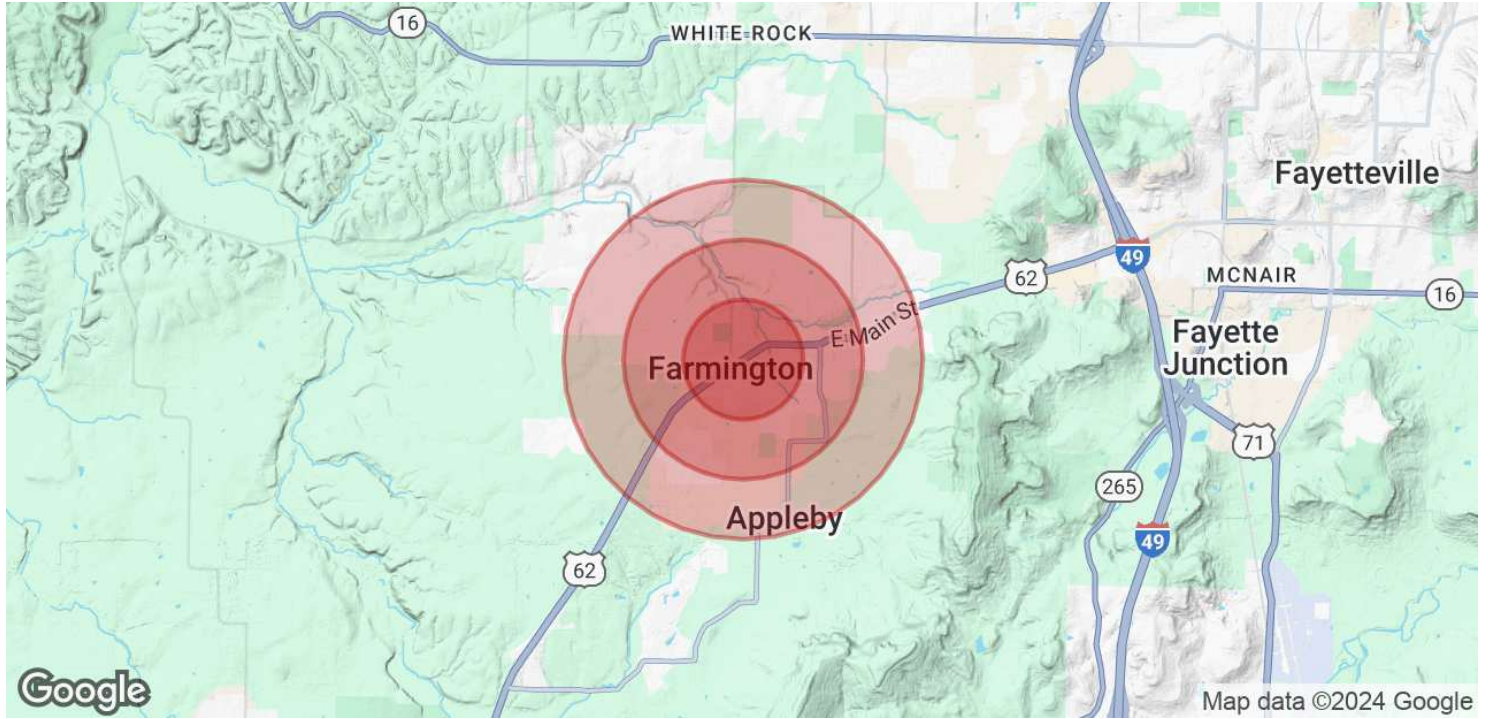
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	836	2,573	4,099
Average Age	36.1	36.2	36.1
Average Age (Male)	36.1	35.3	34.2
Average Age (Female)	34.2	35.6	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,310	\$65,565	\$68,701
Average House Value	\$987,376	\$557,001	\$447,709

2020 American Community Survey (ACS)

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