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OFFICE FOR LEASE

244 U.S. Hwy 65, Clinton, AR



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Property Understanding

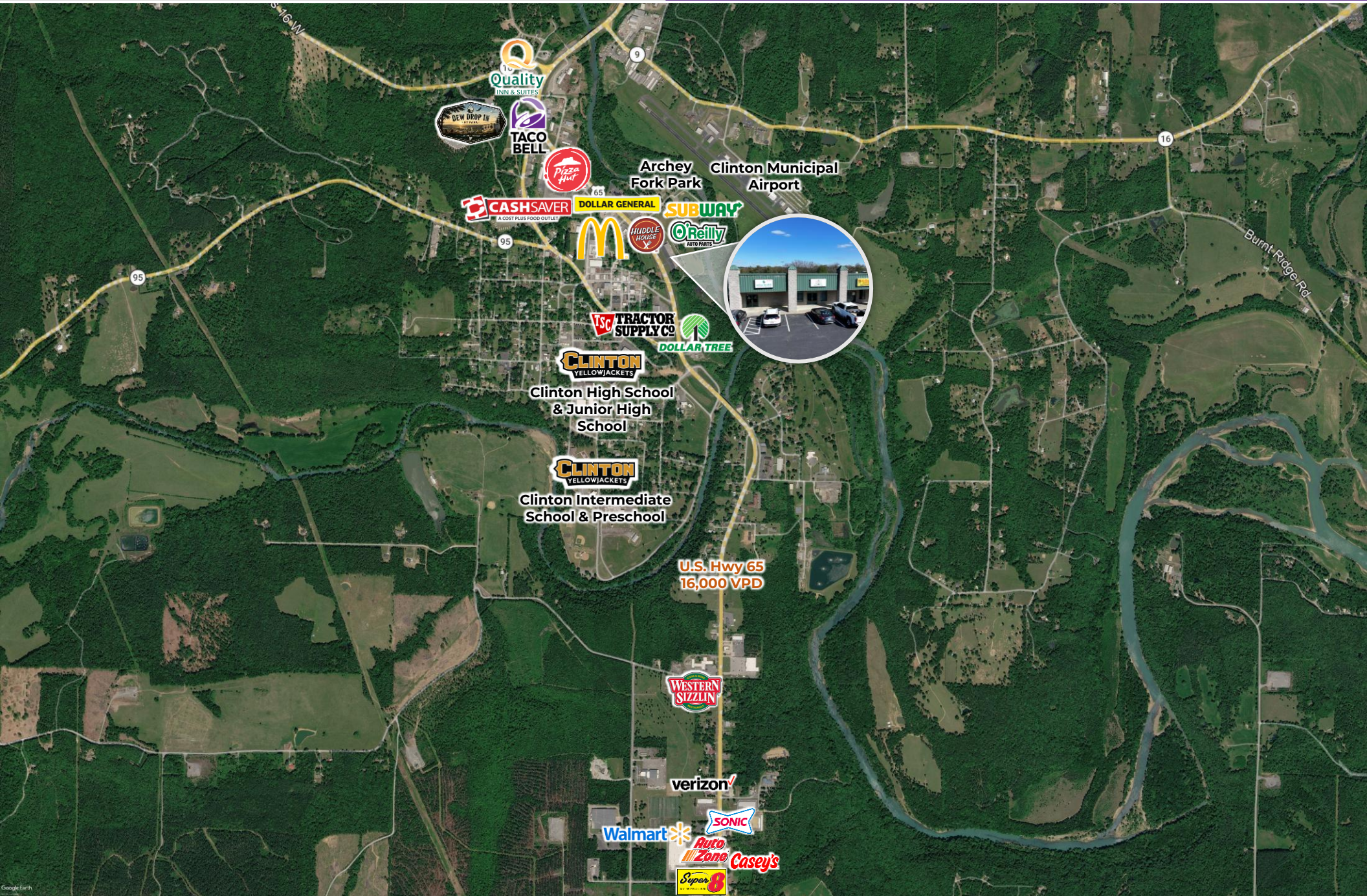
OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent
Address	244 U.S. Hwy 65, Clinton, AR 72031
Property Type	Office/Retail
Available Space	Suites 6-7 – ±3,000 SF
Building & Lot Size	±13,500 SF ±1.30 Acres
Zoning	C-2 (General Commercial District)
Traffic Count	U.S. Hwy 65 – 16,000 VPD

PROPERTY HIGHLIGHTS

- ±3,000 SF former counseling office available for lease, ideally suited for medical, professional office, counseling, wellness, or other service-oriented users.
- High-visibility location with prominent frontage along U.S. Hwy 65 (±16,000 VPD), offering exceptional exposure and convenient ingress/egress.
- Strong retail corridor surrounded by established national retailers, including McDonald's, Dollar General, Huddle House, Subway, O'Reilly Auto Parts, Tractor Supply, and more.
- Well-maintained property with recent 2023 capital improvements, including a resurfaced parking lot and upgraded exterior lighting.
- Established tenant mix featuring complementary professional medical, restaurant, and service-oriented businesses that generate consistent daily traffic.
- Located directly adjacent to Archey Fork Park, a popular community destination featuring walking trails, sports fields, playgrounds, picnic areas, and year-round community events.
- Minutes from Greers Ferry Lake, one of Arkansas' premier recreational destinations, attracting year-round visitors for boating, fishing, swimming, and water sports.
- Excellent opportunity to establish a presence in a highly visible, convenience-driven commercial corridor serving local residents and seasonal visitors.









Clinton, Arkansas



Nestled in the scenic Ozark Mountains, Clinton serves as the commercial, healthcare, and governmental center of Van Buren County, offering businesses access to a broad regional customer base that extends well beyond its city limits. Strategically positioned along U.S. Highway 65 between Conway and Branson, the community benefits from steady commuter, tourist, and regional traffic while maintaining one of the state's most attractive small-town business environments.

Clinton's economy is anchored by a diverse mix of healthcare, education, retail, utilities, and manufacturing. Major employers include Ozark Health Medical Center, Clinton School District, Walmart, Petit Jean Electric Cooperative, and numerous local manufacturers and service providers. Recent investments in healthcare, broadband infrastructure, public facilities, utilities, and downtown revitalization have enhanced Clinton's appeal for residents and businesses.

Tourism is a significant economic driver for Clinton and the surrounding area. Located just minutes from Greers Ferry Lake, one of Arkansas' premier recreational destinations, the city attracts thousands of visitors annually for boating, fishing, camping, hiking, and outdoor recreation. Additional attractions, including the Ozark National Forest, Buffalo National River, Fairfield Bay, and numerous state parks, generate year-round tourism that supports local retailers, restaurants, lodging, and service businesses.

Supported by affordable living, a growing retiree population, expanding residential development, and continued investment in quality-of-life amenities, Clinton offers an attractive environment for office, retail, and service-oriented businesses seeking to establish or expand their presence in North Central 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*

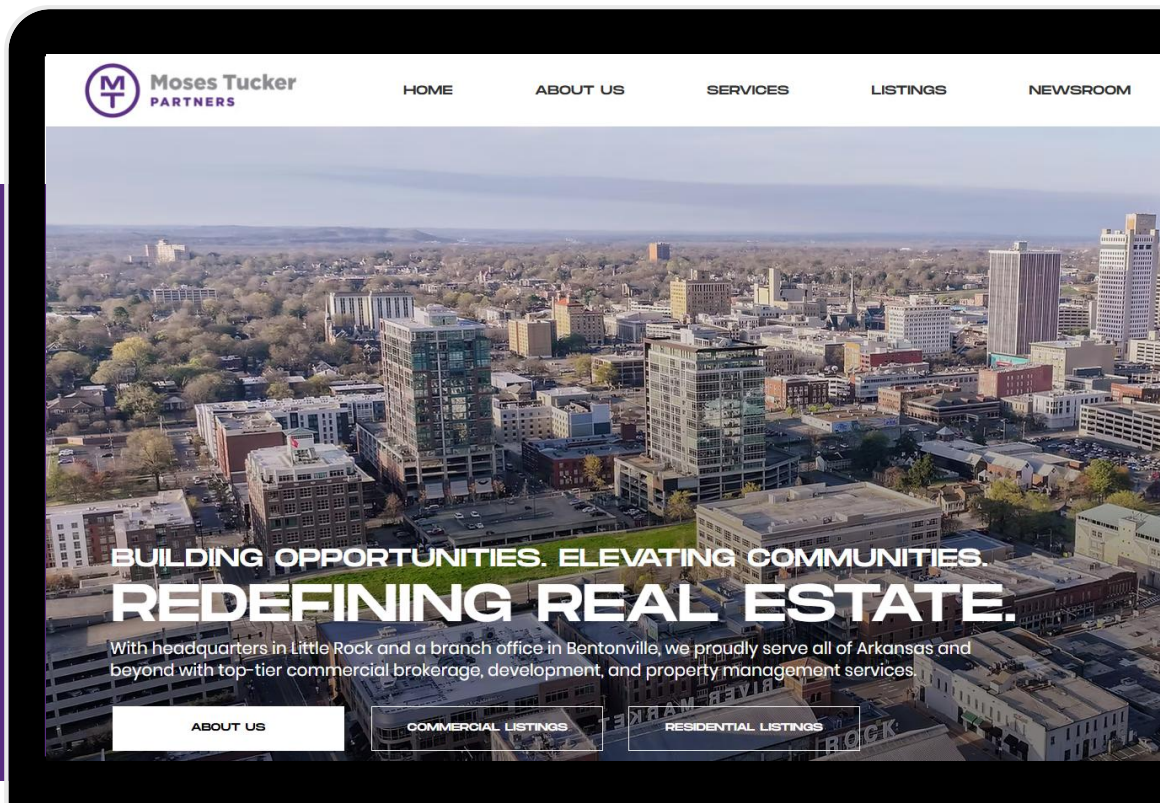
CONNECT

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