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# RETAIL BUILDINGS FOR SALE

## 230 & 244 Hwy 65 N, Clinton, AR



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## Property Understanding

### OVERVIEW

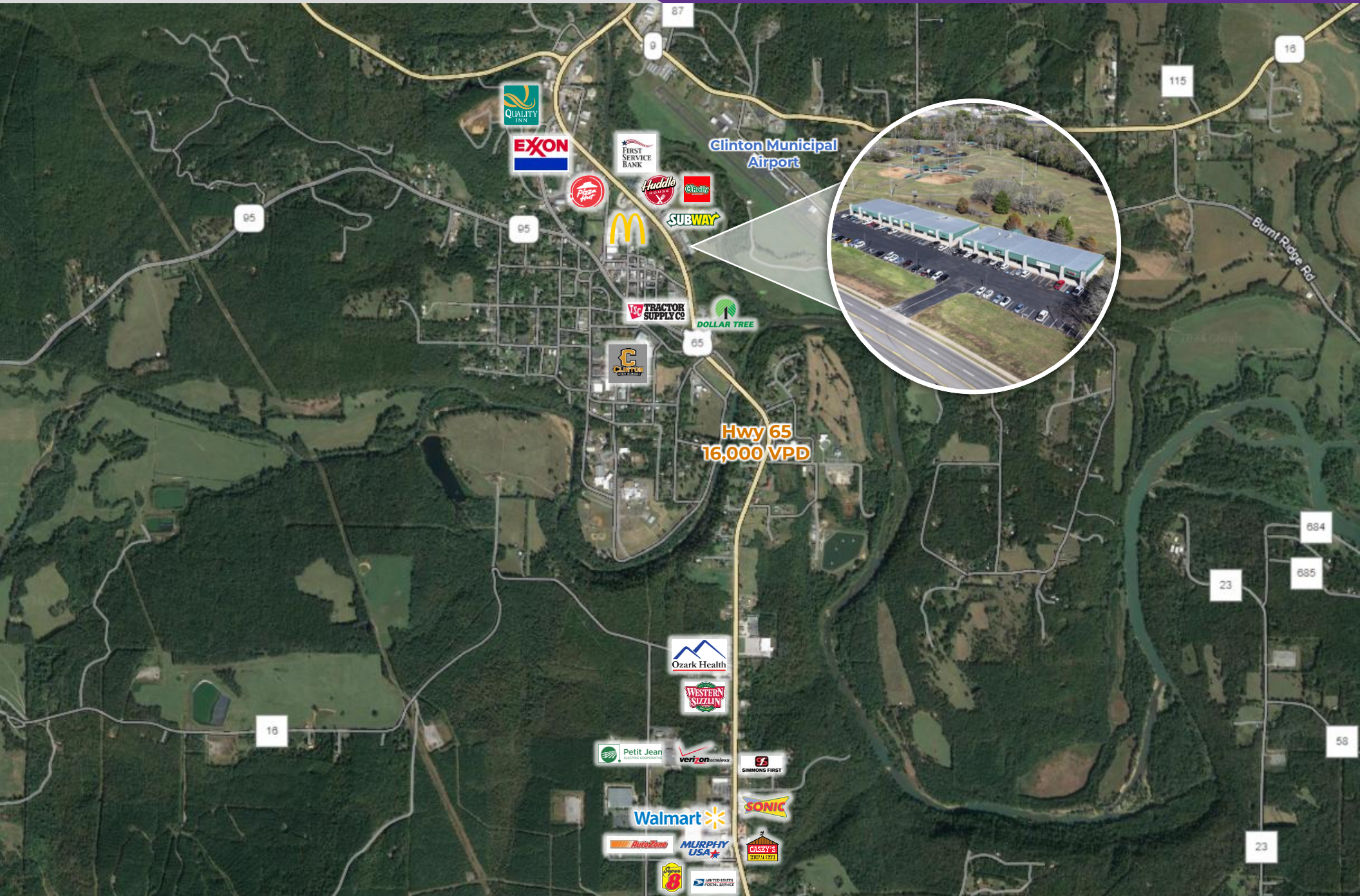
<b>Offering</b>	For Sale	
<b>Price</b>	\$850,000	\$995,000
<b>Address</b>	230 Hwy 65 N	244 Hwy 65 N
<b>City/State</b>	Clinton, AR 72031	
<b>Building Size</b>	±11,000 SF	±13,500 SF
<b>Lot Size</b>	±1.30 Acres	±1.30 Acres
<b>Year Built</b>	2005	2004
<b>Frontage</b>	450 ft fronting Hwy 65 N	
<b>Traffic Count</b>	Hwy 65 N - 16,000 VPD	



### PROPERTY HIGHLIGHTS

- The two buildings can be purchased separately or as a portfolio
- Tenant mix includes a variety of service-oriented businesses, a restaurant, and professional medical services
- Property offers excellent visibility and easy ingress/egress
- 2023 capital improvements include resurfacing the parking lot and replacing exterior lighting
- Property is near Greers Ferry Lake, a popular lake for boating, fishing, swimming, and water sports
- Property sits directly in front of Archey Park, a community park offering walking trails, playgrounds, picnic areas, sports fields, and event spaces for community gatherings
- Property is priced below replacement value with additional acreage to expand and room to add value through rent increases







## LOOKING SOUTHWEST





## Clinton, Arkansas



Clinton is situated in northern Arkansas within Van Buren County, which is home to 75,658 residents. Clinton, the county seat, is nestled in an Ozark valley along U.S. 65. A western gateway to Greers Ferry Lake, the town offers travel accommodations, a historic downtown, museums, parks and colorful festivals.

Notably, Van Buren County underwent a transformative shift on November 3, 2020, when its residents voted to transition from a dry to a wet county. This decision opened new doors for business attractions and fostered a climate conducive to growth.

The beauty of the Ozark Mountain, with its waterfalls, natural bridges, and underground caverns, is unique to Van Buren County. The nationally known "Natural Bridge of Arkansas," a 100-foot-long, 50-foot-high, and four-foot-thick bridge, is located in Clinton, Arkansas.

### DEMOGRAPHICS\*

#### Population

#### 3 MILES

#### 5 MILES

#### 10 MILES

#### Households

#### Average Age

#### Average Household Income

#### Businesses

2,426

4,284

10,026

1,067

1,868

4,424

45.0

45.2

45.9

\$56,723

\$57,545

\$60,388

105

178

287

*\*Demographic details based on property location*

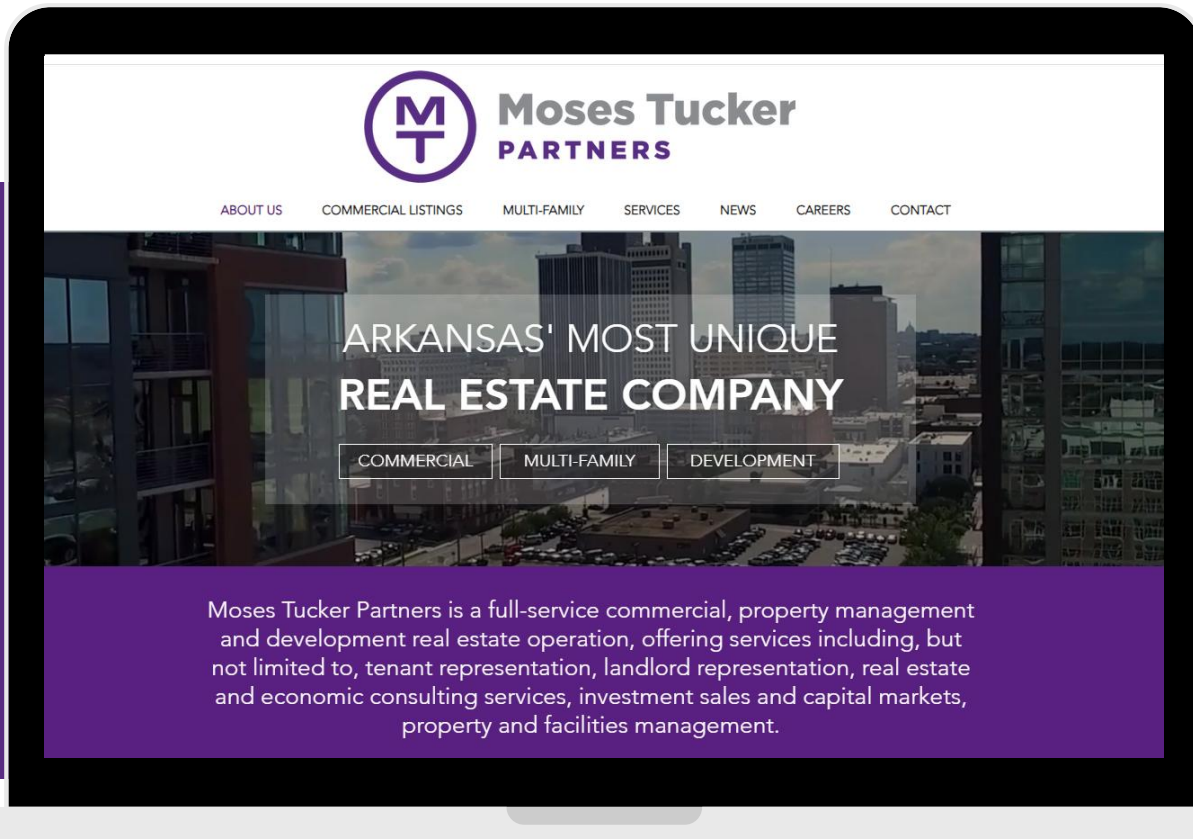
# CONNECT

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