

RETAIL FOR SALE

CORNER STORE AT THE CLARK COUNTY INDUSTRIAL PARK

140 E Reynolds Rd, Arkadelphia, AR 71923



PROPERTY DESCRIPTION

Experience a prime investment opportunity with this immaculate 3,000 SF retail/free-standing building in Arkadelphia. Built in 1993 and thoughtfully gutted and updated electrical in 2015, this property offers a versatile space for retail ventures or other commercial pursuits. Boasting one unit, this building provides an inviting canvas for entrepreneurs seeking a strategic business location. Its convenient setting in the thriving Clark County Industrial Park area positions it for success, making it an ideal prospect for retailers aiming to captivate customers in a dynamic market. Take advantage of this blank canvas property to establish or expand your retail presence and unlock its potential for long-term success.

PROPERTY HIGHLIGHTS

- 3,000 SF modern retail/free-standing building
- One unit, offering versatile commercial use
- Built in 1993, ensuring structural integrity and longevity
- Prime location in the thriving Clark County Industrial Park

OFFERING SUMMARY

Sale Price:	\$169,000
Number of Units:	1
Lot Size:	49,396 SF
Building Size:	3,000 SF

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	3,751	8,309	54,036
Total Population	10,189	21,640	131,815
Average HH Income	\$74,004	\$78,930	\$72,979

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.

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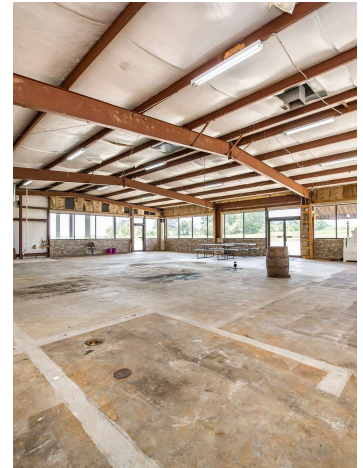
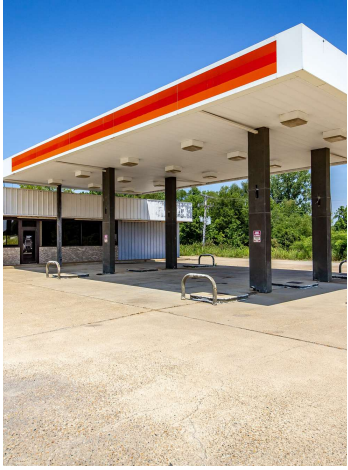
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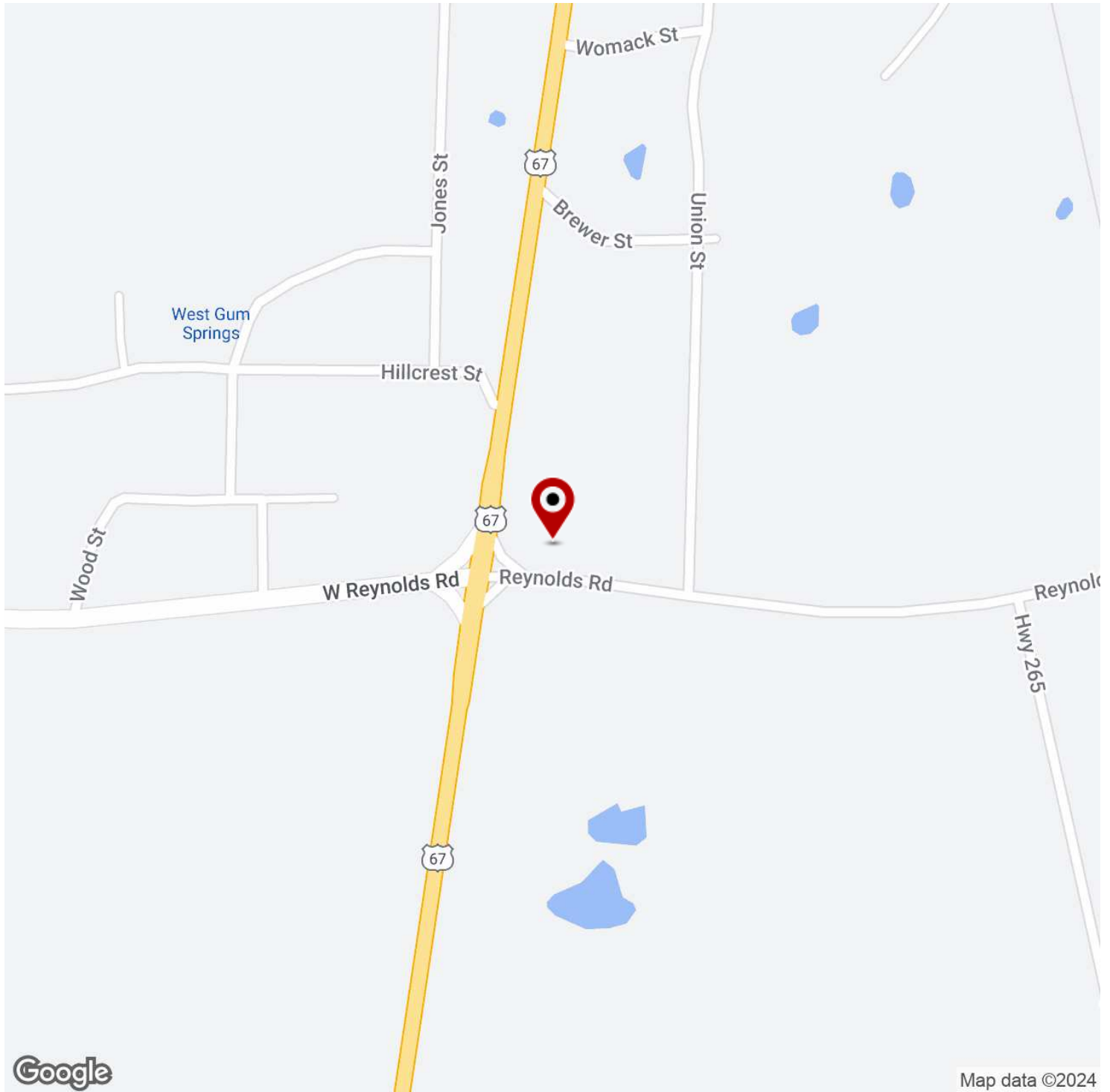
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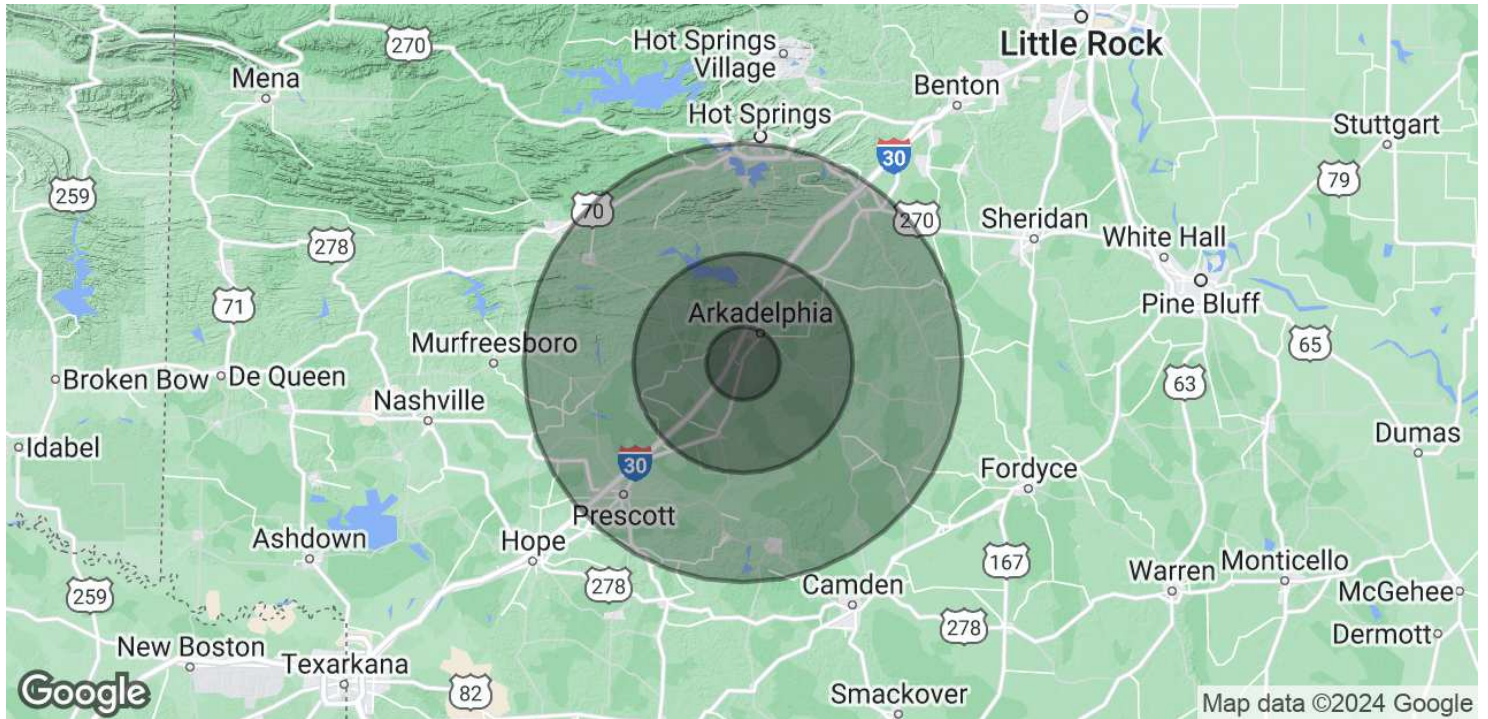
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	10,189	21,640	131,815
Average Age	38	40	43
Average Age (Male)	36	39	42
Average Age (Female)	39	41	44

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	3,751	8,309	54,036
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$74,004	\$78,930	\$72,979
Average House Value	\$223,913	\$217,185	\$219,791

Demographics data derived from AlphaMap

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