

**SALE / LEASE**

**7101 Sheridan Road**

**7101 SHERIDAN ROAD**

Pine Bluff, AR 71602

**PRESENTED BY:**

**NATHAN HUTCHINS**

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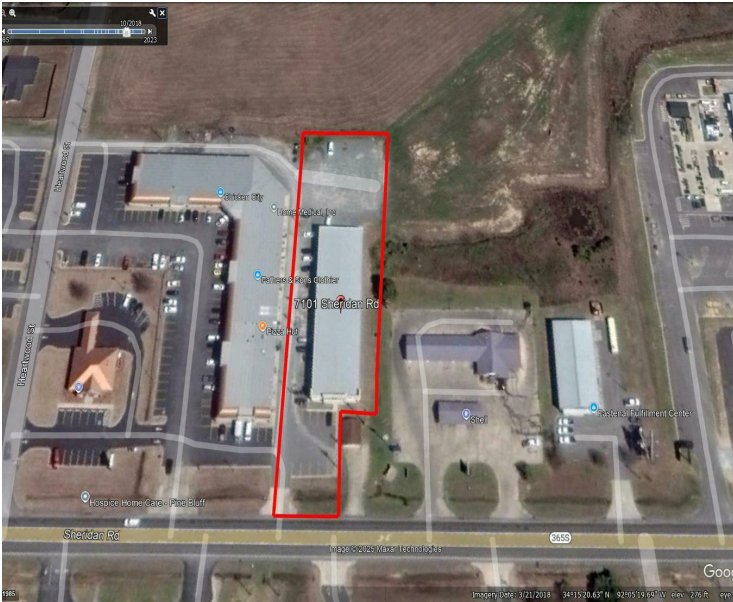
nathan.hutchins@svn.com

AR #PB00063530





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
LEASE RATE:	\$6,750.00 per month (NNN)
AVAILABLE SF:	12,000 SF
BUILDING SIZE:	12,000 SF
ACREAGE	1.19

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Pine Bluff area: a 12,000 SF Retail/Free Standing Building. This remarkable property is ideally situated to capture the attention of retail investors seeking a strategic location with high visibility and ample space for customization. Boasting a spacious interior, versatile layout, and modern amenities, the building offers endless potential for retail businesses looking to establish a prominent presence in the thriving Pine Bluff market. With its impressive size and strategic positioning, this property is poised to meet the demands and aspirations of the most discerning investors in the retail sector. Don't miss out on this exceptional opportunity to make your mark in Pine Bluff.

PROPERTY HIGHLIGHTS

- Modern and adaptable design
- Ample parking
- High visibility
- Easy access

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## ADDITIONAL PHOTOS



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**SVN | ARKBEST REALTY, LLC**



## RETAILER MAP



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