



FORMER SEARS BUILDING

2919 Pine Street, Arkadelphia, AR 71923



PROPERTY DESCRIPTION

This is your chance to own a QUALITY BUILT Metal Insulated building approx. 7,168 Sq. Ft retail building located in the prime commercial location along Pine Street in Arkadelphia, Arkansas just past the NEW Bypass construction, Across from CHI St. Vincent, Bank of OKZ, Animal Clinic, Auto Sales, Autozone and next door to O'Reilly AutoParts! With frontage along Pine Street and along North 29th Street in the rear giving easy access to the large and small loading docks. Rear Parking and front parking access with approx 28 spaces total. Gutting, newer ac units, floor to ceiling front glass entry for showcasing inventory, offices, restroom, secure storage area etc. If you are searching for a HIGHLY visible location for your retail, office, or light commercial location in Arkadelphia - Home to Ouachita Baptist University, Henderson State University, DeGray Lake, DeGray Lake State Park, Caddo River, and the Ouachita River! With over 18,000 average daily traffic count and near a major intersection with coming soon bypass intersection this makes for a great opportunity for just about any type of business! Property is also available for lease - Contact listing agent for more details

OFFERING SUMMARY

Sale Price:	\$920,000
Lease Rate:	\$12.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	7,168 SF
Lot Size:	0.87 Acres
Building Size:	7,168 SF

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	5,091	11,010	71,074
Total Population	11,801	24,400	145,958
Average HH Income	\$40,742	\$47,451	\$49,352

PROPERTY HIGHLIGHTS

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.

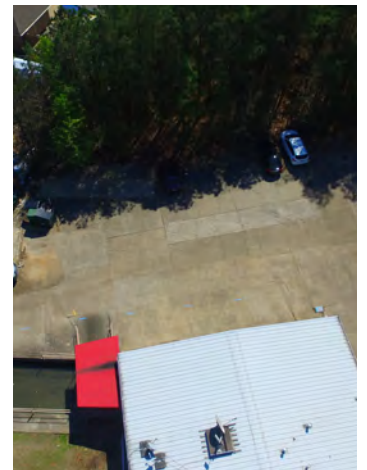
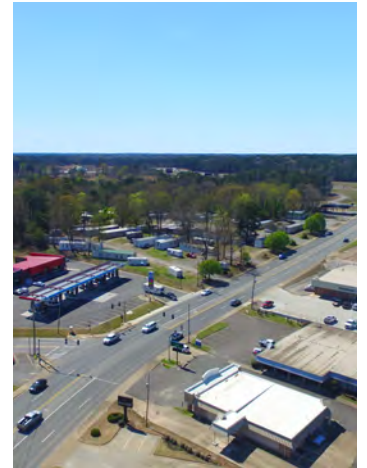
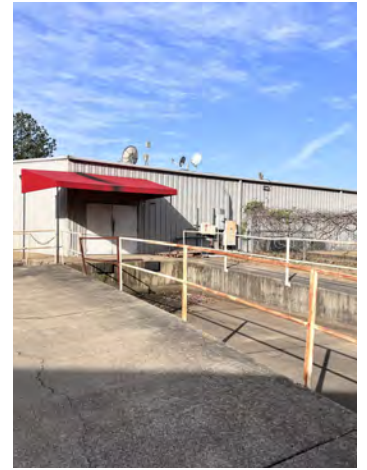
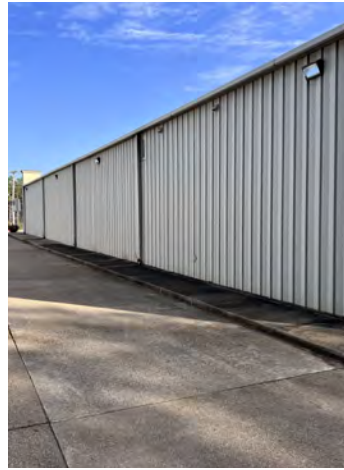
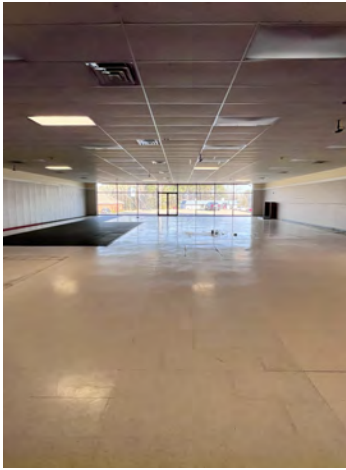
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RETAIL FOR SALE & LEASE

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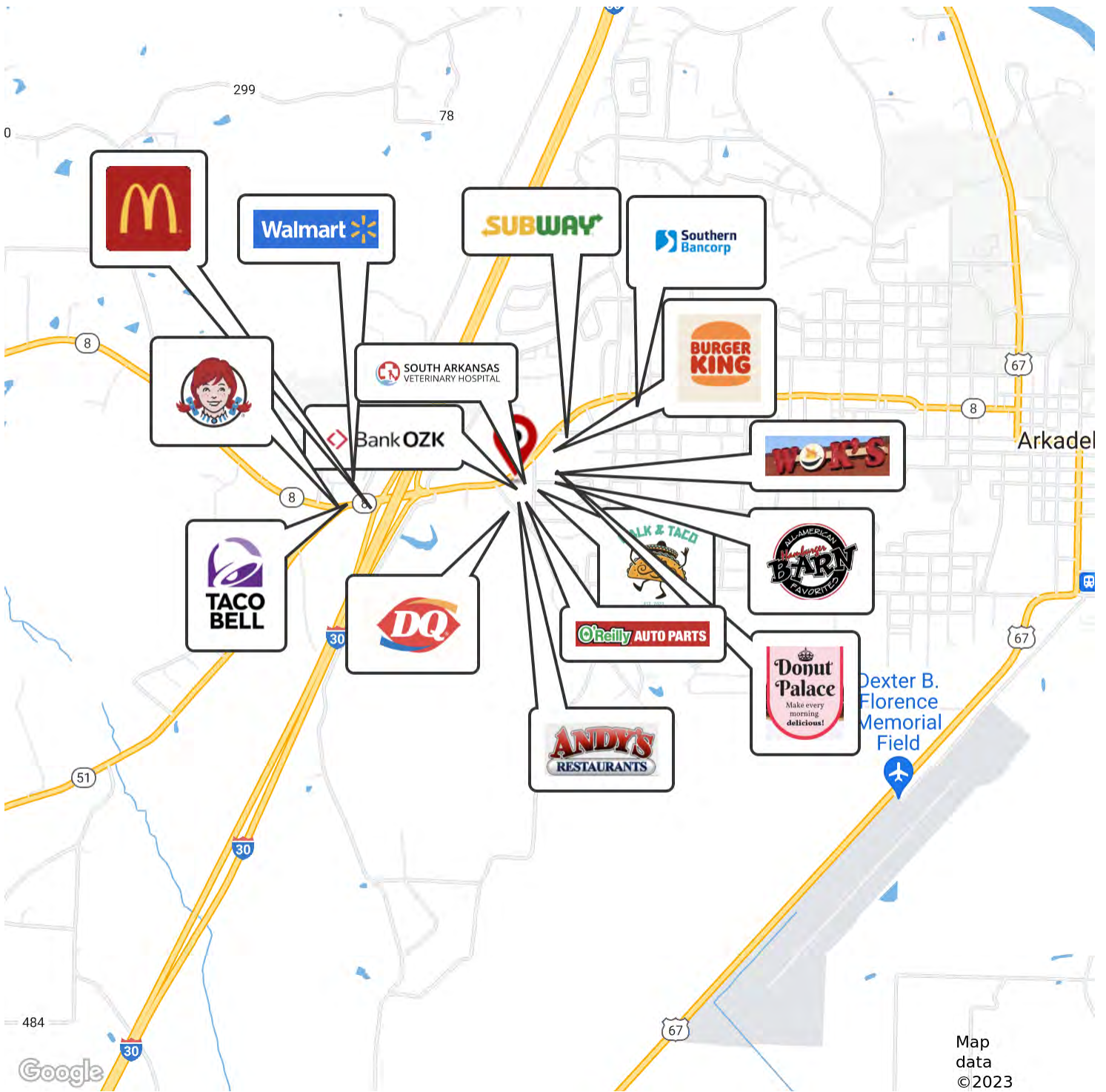
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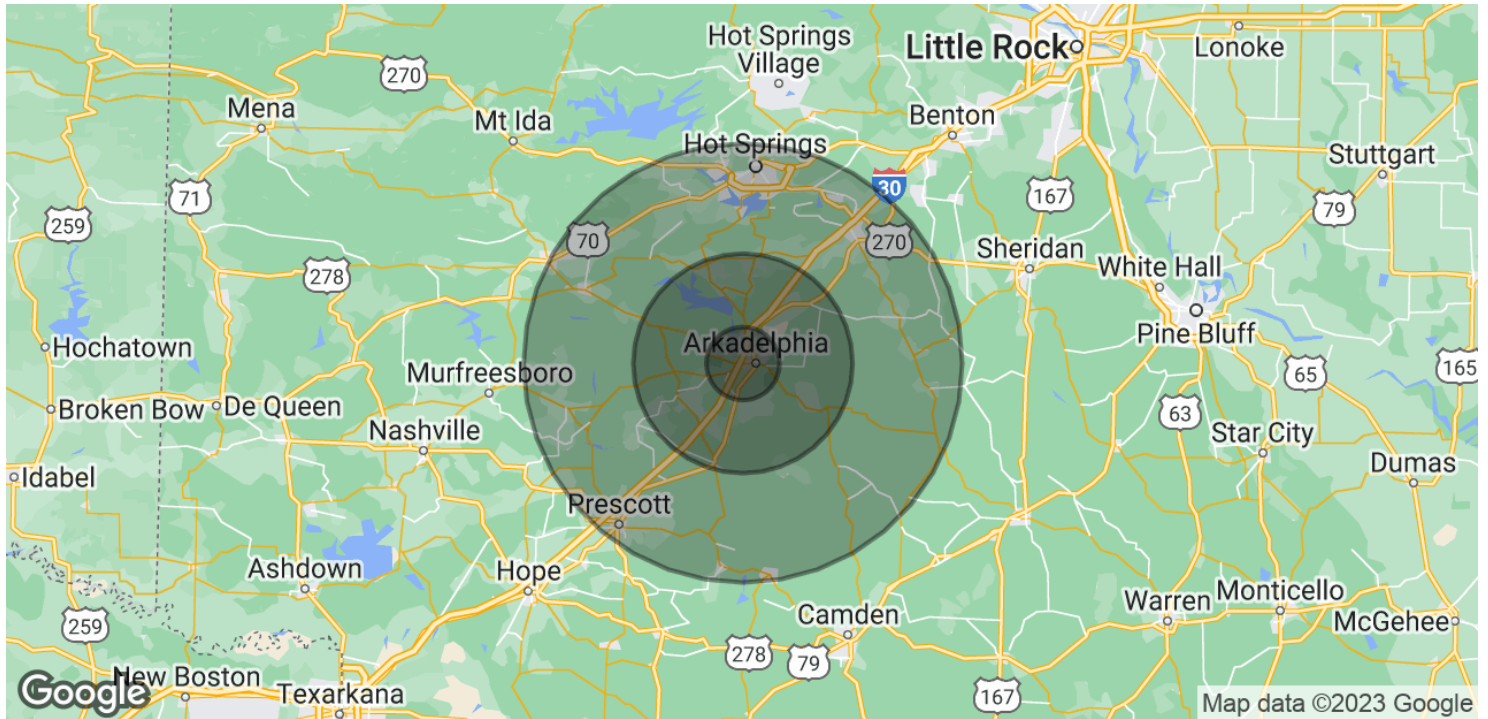
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	11,801	24,400	145,958
Average Age	30.5	35.8	41.3
Average Age (Male)	29.3	34.4	40.1
Average Age (Female)	34.6	37.9	42.8

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	5,091	11,010	71,074
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$40,742	\$47,451	\$49,352
Average House Value	\$128,263	\$130,833	\$136,933

* Demographic data derived from 2020 ACS - US Census

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