

COMMERCIAL OFFICE BUILDING FOR LEASE

2906 CYPRESS ROAD
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.12434, -93.08786



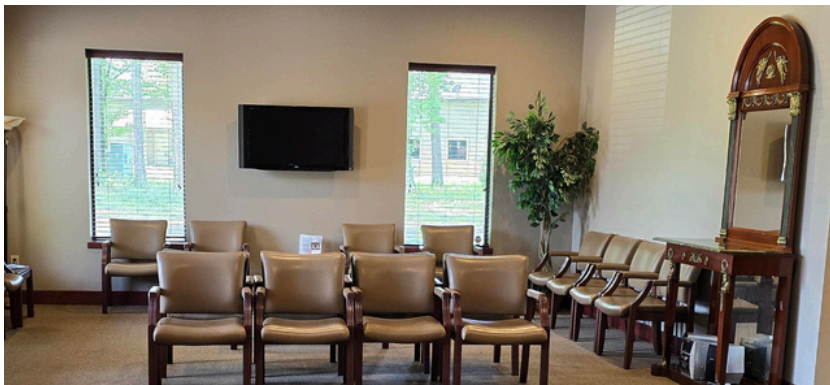
LISTING SIZE:
4,976 SQ. FT.



LISTING PRICE:
\$5,971.20/MONTH
NOT FOR SALE

This professional office space in Woodland Medical Park offers 4,976 SF of well-appointed space at 2906 Cypress Street in Arkadelphia, Arkansas.

Located in **Woodland Medical Park**



The suite features up to six private offices, shared lobby, reception, and break room areas, all finished to a high standard, with ample parking available. Situated in close proximity to Baptist Health Medical Center and with easy access to I-30, this location provides an excellent opportunity for medical or professional services seeking a quality space in a convenient setting.

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TRANSPORTATION/ INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (2.1 miles)
Gurdon Lowe Field (14.6 miles)
Clinton National Airport (68.7 miles)
Commercial, Freight, Charter

Interstates:








I-30 (0.2 miles)

Highways:

State HWY 8 (0.3 miles)
State HWY 51 (0.3 Miles)
HWY 67 (0.7 miles)



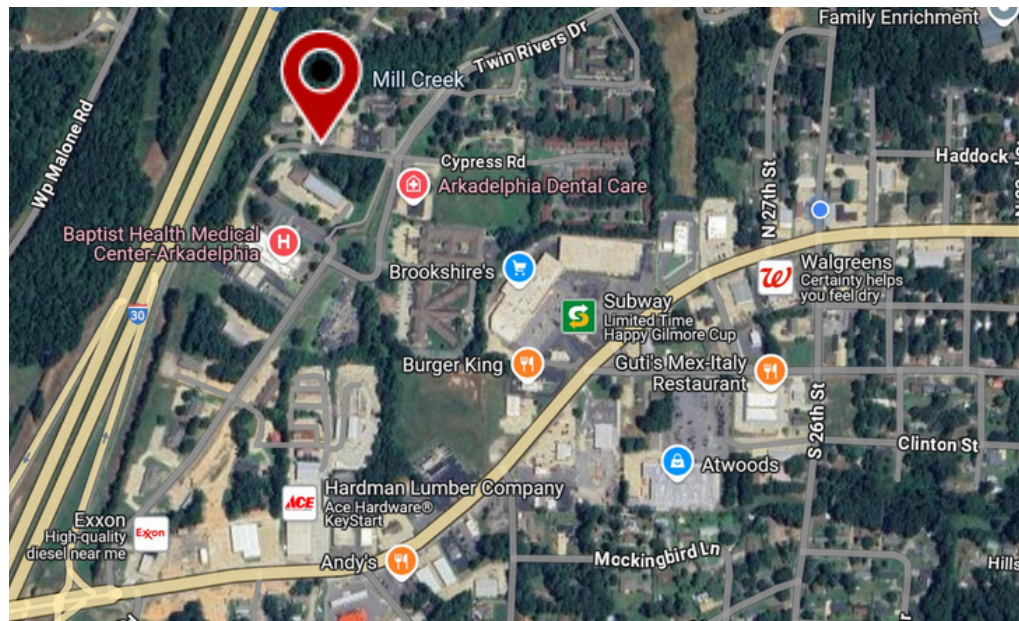
SPECIFICATIONS

-  **Electric:** Entergy
-  **Water:** City of Arkadelphia
-  **Telecommunications:** AT&T
-  **Natural Gas:** Summit Utilities
-  **Sewer:** City of Arkadelphia
-  **Fiber-Optic:** Suddenlink, Ritter Communications, or South Central Connect
-  **Fire Protection:** Arkadelphia Fire Department
1.5 miles | ISO Rating 3

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| POPULATION | 5 MILES | 15 MILES | 30 MILES |
|---------------------|---------|----------|----------|
| Total Population | 12,661 | 23,100 | 135,621 |
| Average Age Average | 37 36 | 40 39 41 | 43 42 44 |
| Age (Male) Average | 38 | | |
| Age (Female) | | | |

| HOUSEHOLDS & INCOME | 5 MILES | 15 MILES | 30 MILES |
|---|-----------|-----------|-----------|
| Total Households # of Persons per | 4,587 2.8 | 8,840 2.6 | 55,454 |
| HH Average HH Income Average | \$77,335 | \$79,883 | 2.4 |
| House Value | \$227,354 | \$222,328 | \$72,965 |
| Demographics data derived from AlphaMap | | | \$218,611 |

