

# COMMERCIAL OFFICE BUILDING FOR LEASE

2906 CYPRESS ROAD

CLARK COUNTY

ARKADELPHIA, AR, 71923

34.12434, -93.08786



**LISTING SIZE:**

4,976 SQ. FT.



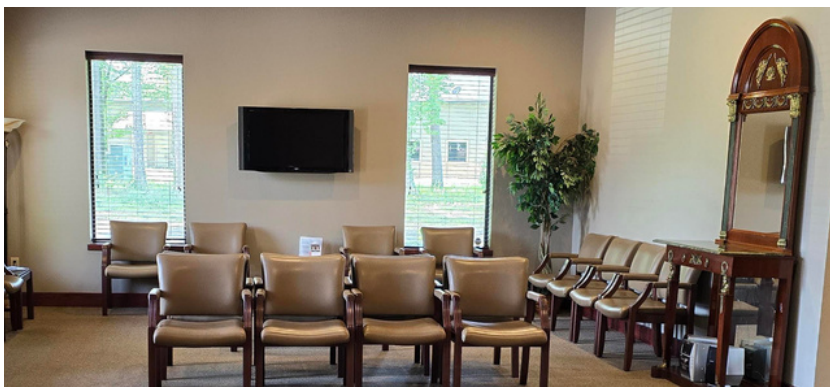
**LISTING PRICE:**

\$4,906.00/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)



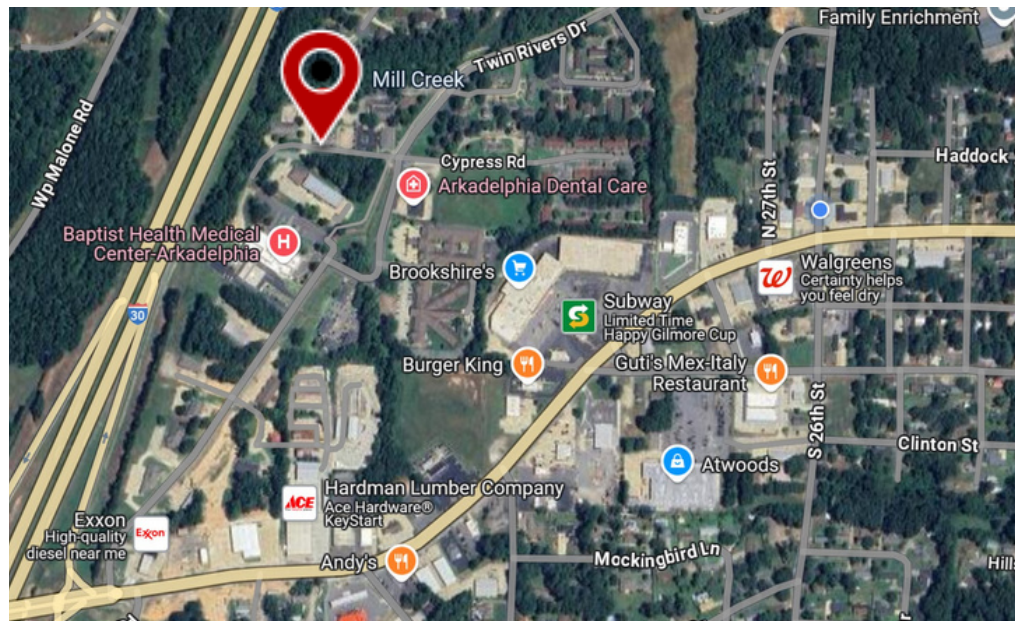
## SPECIFICATIONS

- ⚡ **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 |

