

FORMER DOLLAR GENERAL BUILDING

204 South 6th Street, Gurdon, AR 71743



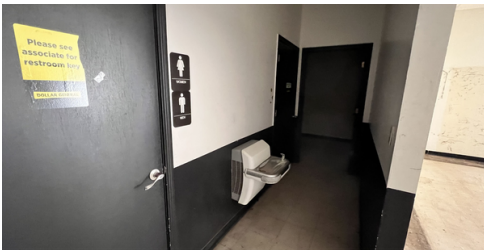
PROPERTY DESCRIPTION

Searching for the perfect retail location to lease or purchase in Gurdon, Arkansas? Check out this former Dollar General Building next door to the NEW DG Market along Highway 53/Main Street in Downtown Gurdon, Arkansas! Boasting nearly 9,000 sq. ft this building has endless possibilities, like flea market, retail, professional building, medical, pharmacy, or even a bank. This property is ideal for anyone looking to locate their business near rail services as well.

OFFERING SUMMARY

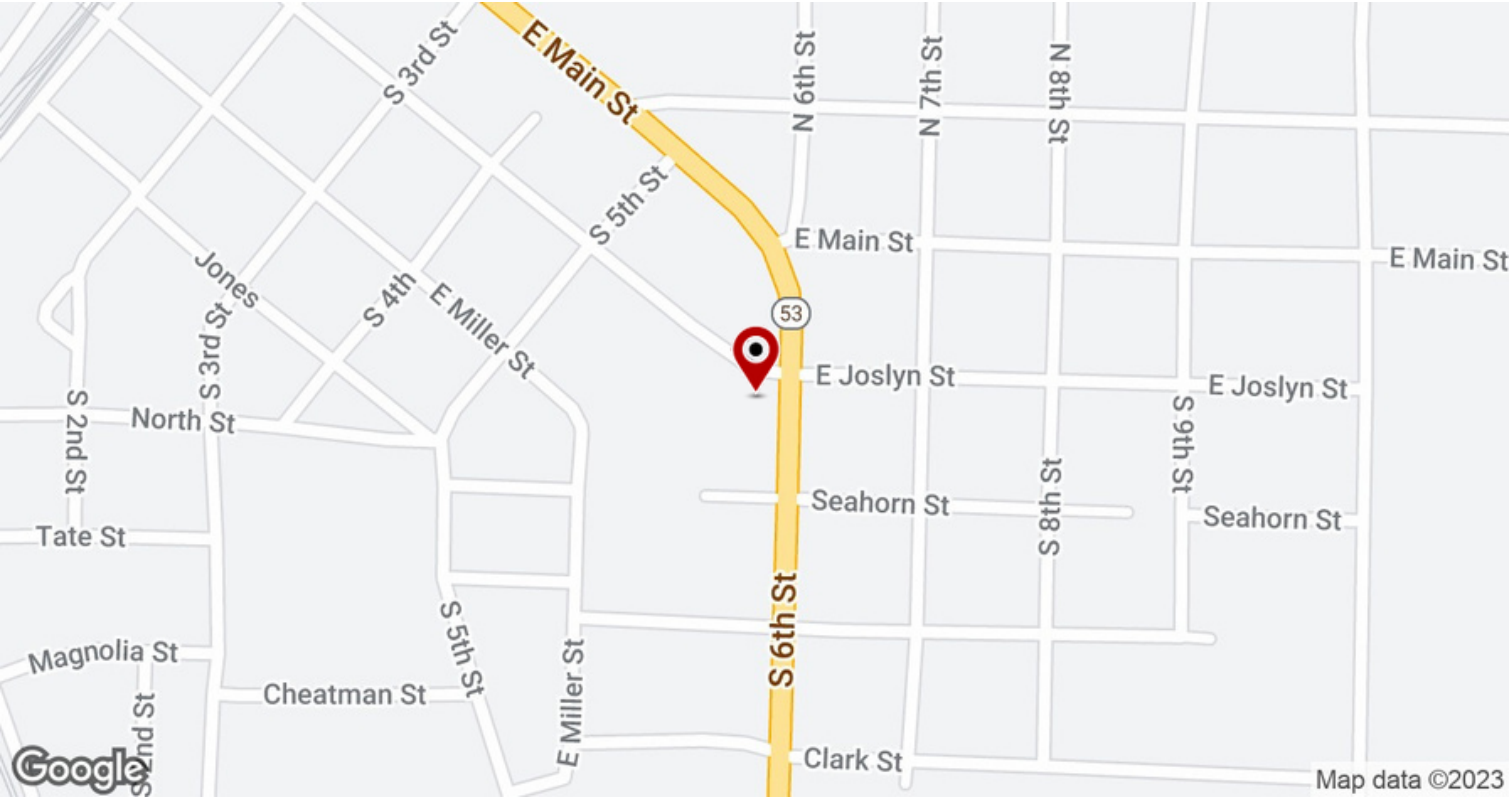
Lease Rate:	\$4.00 SF/yr (Gross)
Number of Units:	1
Available SF:	8,816 SF
Building Size:	8,816 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	1,181	2,311	13,744
Total Population	2,583	4,596	27,395
Average HH Income	\$44,716	\$41,268	\$40,607



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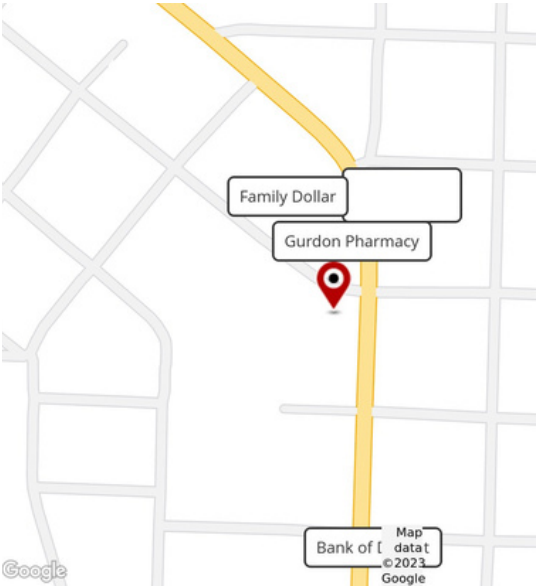


POPULATION	5 MILES	10 MILES	20 MILES
Total Population	2,583	4,596	27,395
Average Age	37.8	41.2	38.7
Average Age (Male)	38.3	41.2	37.1
Average Age (Female)	37.9	40.9	40.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	1,181	2,311	13,744
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$44,716	\$41,268	\$40,607
Average House Value	\$87,497	\$94,648	\$113,897

ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	11.1%	7.5%	3.7%

* Demographic data derived from 2020 ACS - US Census



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