

FORMER DOLLAR GENERAL BUILDING

204 South 6th Street, Gurdon, AR 71743



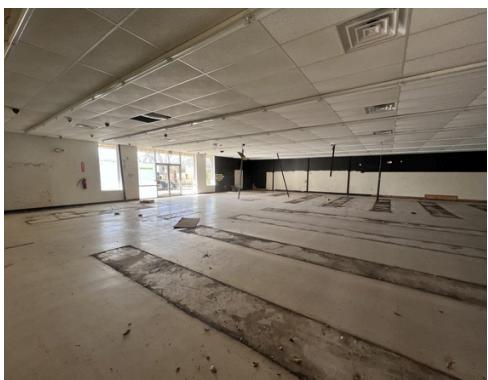
PROPERTY DESCRIPTION

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

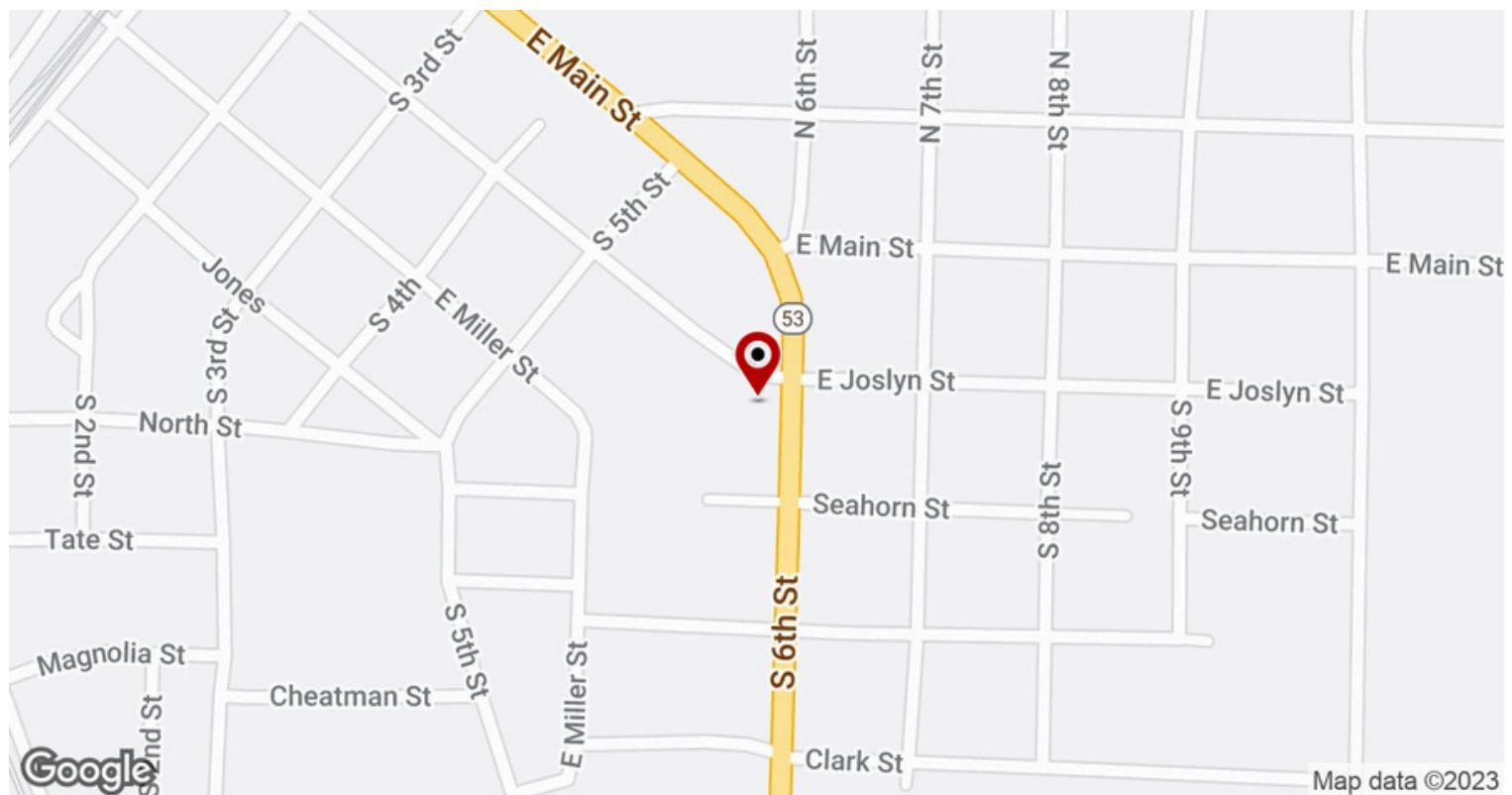
| | |
|------------------|----------------------|
| Lease Rate: | \$4.00 SF/yr (Gross) |
| Number of Units: | 1 |
| Available SF: | 8,816 SF |
| Building Size: | 8,816 SF |

| 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 |



FORMER DOLLAR GENERAL BUILDING

204 South 6th Street, Gurdon, AR 71743

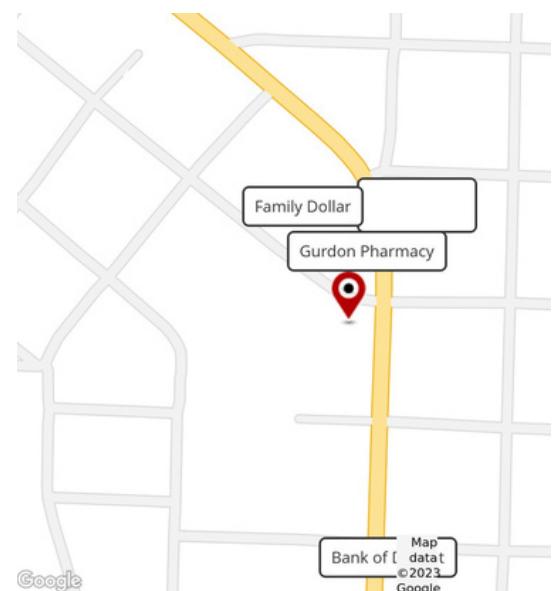


| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population | 2,583 | 4,596 | 27,395 |
| Average Age | 37.8 | 41.2 | 38.7 |
| Average Age (Male) | 38.3 | 41.2 | 37.1 |
| Average Age (Female) | 37.9 | 40.9 | 40.8 |

| 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



FORMER DOLLAR GENERAL BUILDING

204 South 6th Street, Gurdon, AR 71743

