

COMMERCIAL OFFICE BUILDING FOR SALE

2906 CYPRESS ROAD
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.12434, -93.08786



LISTING SIZE:
4,976 SQ. FT.



FOR LEASE:
2,000-4,200 SQ. FT.
\$5,473 MONTHLY
LEASE OPTION PURCHASE

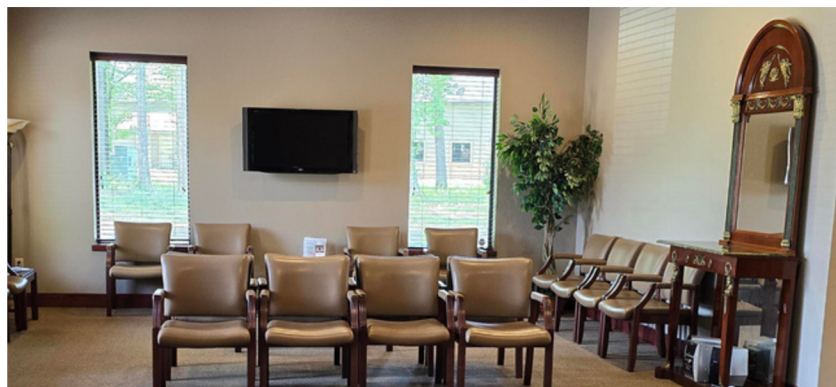
Located in
**Woodland
Medical Park**



FOR SALE:
\$525,000

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

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

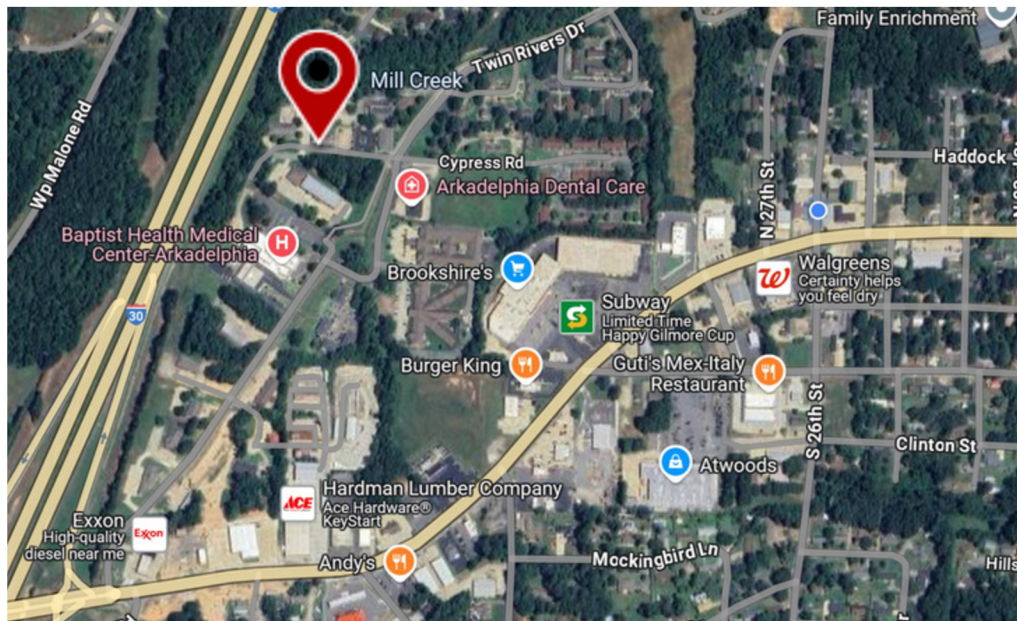
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	12,661	23,100	135,621
Average Age Average	37 36	40 39 41	43 42 44
Age (Male) Average	38		
Age (Female)			

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

