

COMMERCIAL/RETAIL/OFFICE BUILDING FOR LEASE

1520 PINE STREET,
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.1234, -93.0662



LOT SIZE:
0.55 ACRES



BUILDING SIZE:
6,089 SQ FT.



LEASE PRICE:
\$6,000/MO.
TRIPLE NET.
NEGOTIABLE



**STATE HWY
FRONTAGE ON AR-8**

Position your business for success with this exceptionally located, freestanding commercial building in Southwest Arkansas.

Built in 2014, this modern 6,089-square-foot retail structure offers an ideal combination of high visibility, and functional design for a variety of retail, showroom, or professional service concepts.



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TRANSPORTATION/ INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (3.1 miles)

Gurdon Lowe Field (16.9 miles)

Clinton National Airport (69.9 miles)

Commercial, Freight, Charter

Interstates:

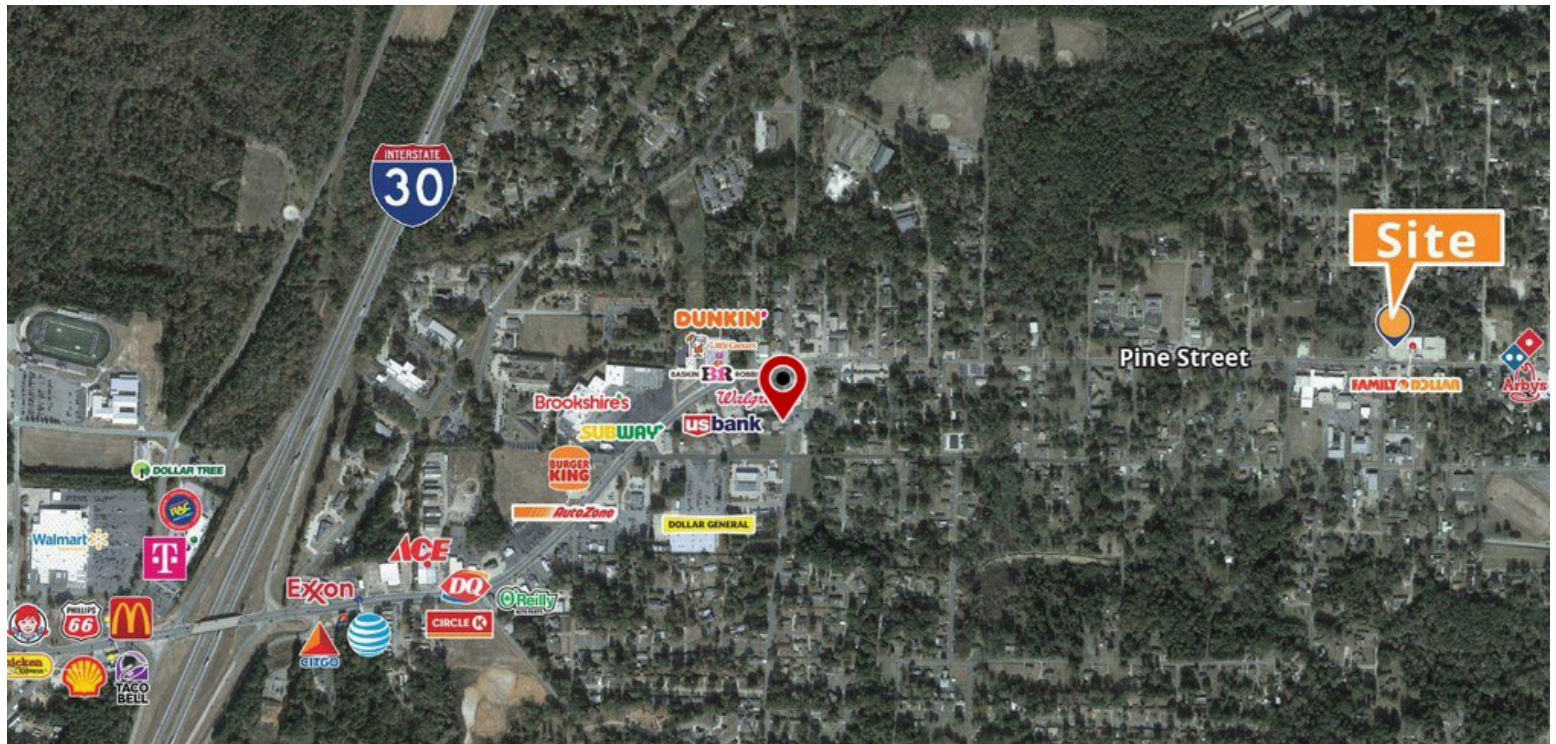
I-30 (1.6 miles)

Highways:

State HWY 8 (0 miles)

State HWY 51 (0 Miles)

HWY 67 (1.31 miles)



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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

