

# COMMERCIAL/RETAIL/OFFICE BUILDING FOR SALE

2911 PINE ST

CLARK COUNTY

ARKADELPHIA, AR, 71923

34.11925, -93.08611



**LOT SIZE:**  
19,243 SQ. FT.



**BUILDING SIZE:**  
2,526 SQ. FT.



**LISTING PRICE:**  
\$750,000



**STATE HWY  
FRONTAGE ON AR-51**

**Built in 1989, renovated in 2007.**



2911 Pine St is a prime investment opportunity for office building investors. This 2,526 SF building, offers a lucrative prospect in the thriving Arkadelphia area. Built in 1989 and thoughtfully renovated in 2007, this property combines modern functionality with a well-established foundation. The strategic location and attractive features make it an ideal choice for any business investment, promising strong returns and long-term value.



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## TRANSPORTATION/ INFRASTRUCTURE

### Airports:

Dexter B Florence Memorial Field (3.4 miles)

Gurdon Lowe Field (16.1 miles)

Clinton National Airport (68.7 miles)

Commercial, Freight, Charter

### Interstates:

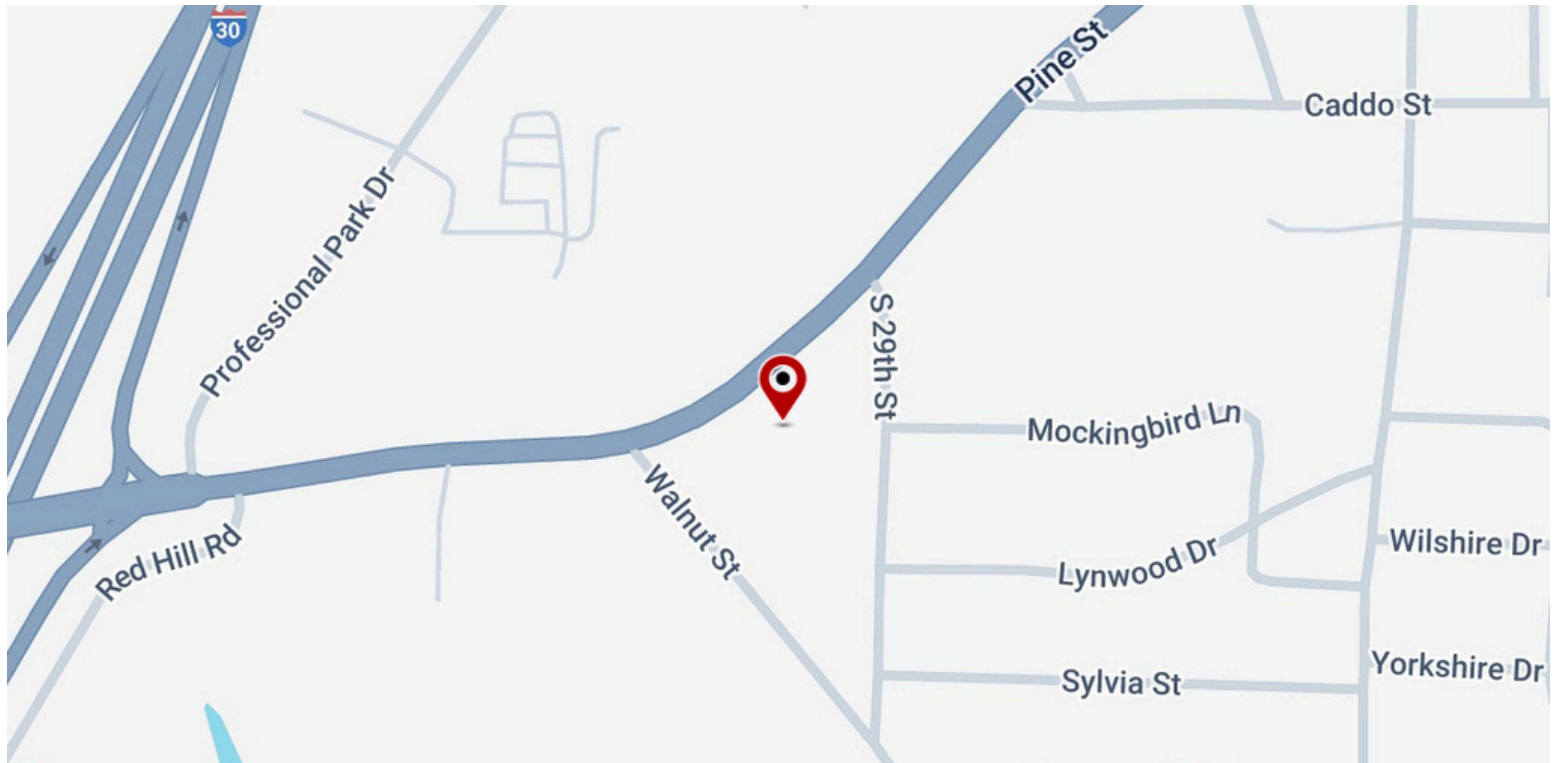
I-30 (0.8 miles)

### Highways:

State HWY 8 (0 miles)

State HWY 51 (0 Miles)

HWY 67 (4.1 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    | 43.42    |
| 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  |
| <i>Demographics data derived from AlphaMap</i> |           |           | \$218,611 |

