

# 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:

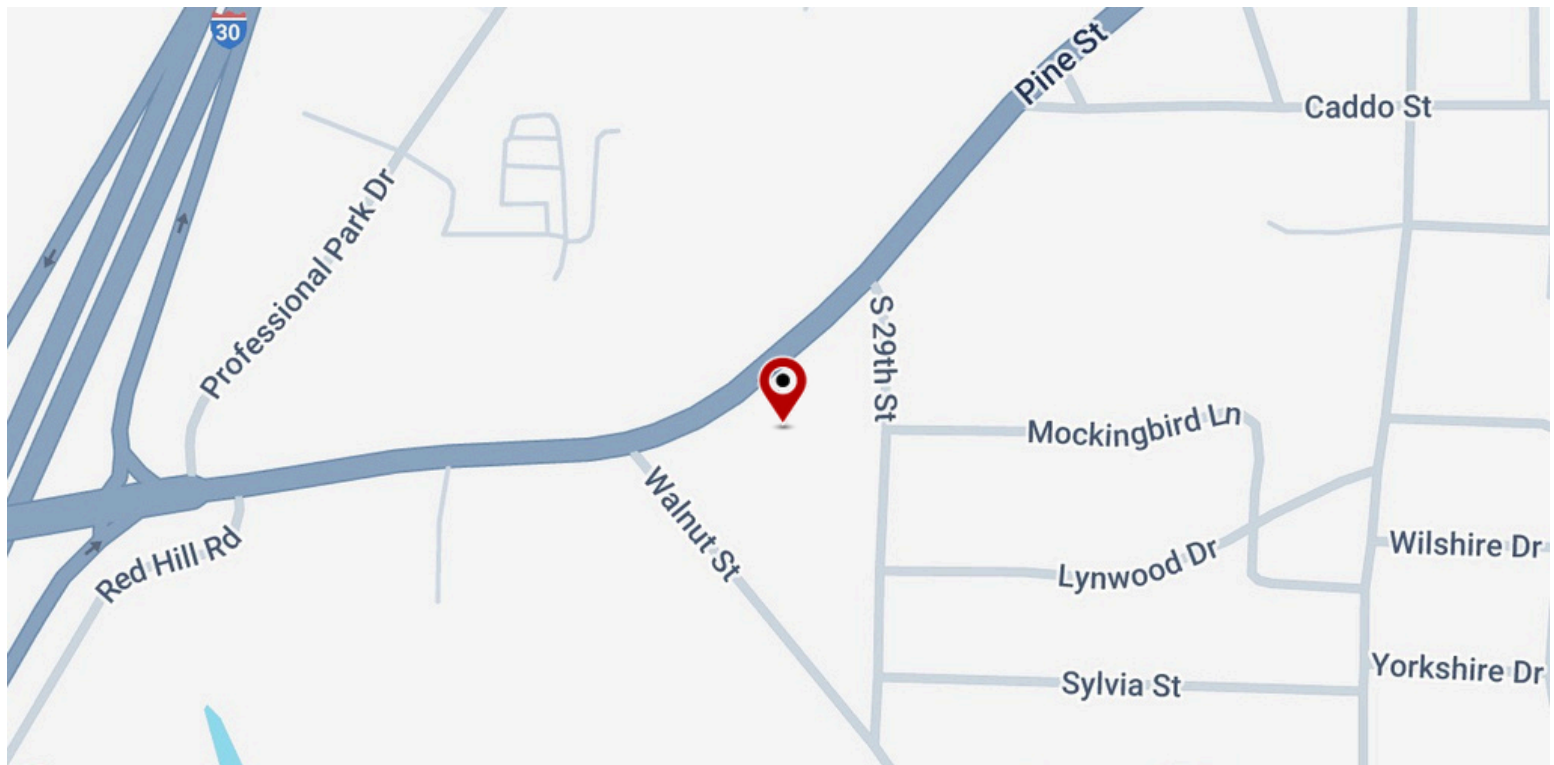
I-30 (0.8 miles)

### 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	4,587.28	8,840.26	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

