

COMMERCIAL/RETAIL/OFFICE BUILDING FOR SALE

2911 PINE ST

ARKADELPHIA, AR, 71923

CLARK COUNTY

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:

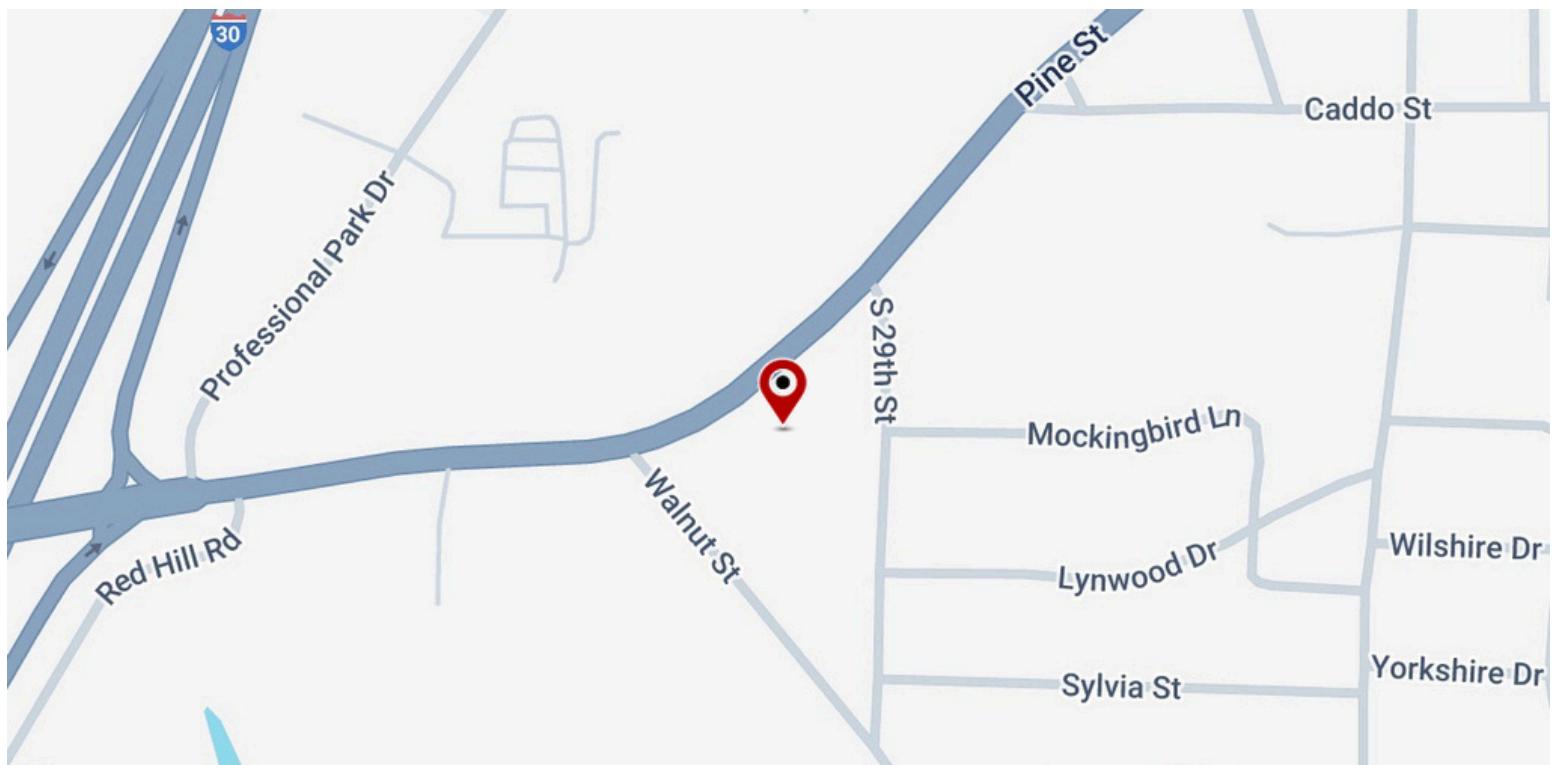
Dexter B Florence Memorial Field (3.4 miles)
Gurdon Lowe Field (16.1 miles)
Clinton National Airport (68.7 miles)
Commercial, Freight, Charter

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 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
<i>Demographics data derived from AlphaMap</i>			\$218,611

