

COMMERCIAL OFFICE BUILDING FOR LEASE

2906 CYPRESS ROAD
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.12434, -93.08786



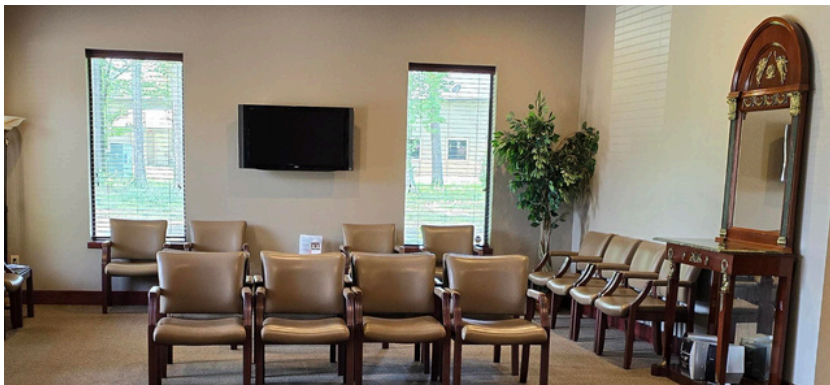
LISTING SIZE:
4,976 SQ. FT.



LISTING PRICE:
\$495,000 **OR**
\$4,200.00/MONTH
(MODIFIED GROSS)
AVAILABLE FOR LEASE OPTION OR
PAYMENT TAKEOVER

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

Located in **Woodland Medical Park**



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

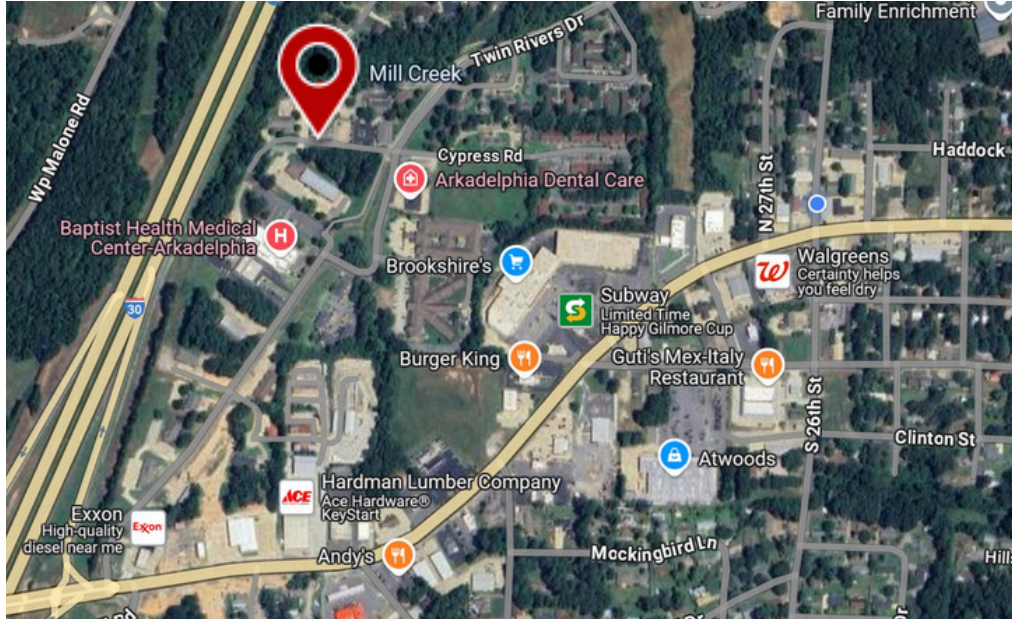
📡 **Fiber-Optic:** Suddenlink, Ritter Communications, or South Central Connect

🛡️ **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	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

