





3202 Hollywood Road

COMMERCIAL LISTING INFORMATION

MLS #:	25018109	Area:	920
Status:	New Listing		ARKADELPHIA
Type:	Lease	List Price:	\$21,600
City:	Arkadelphia	Orig. Price:	\$21,600
Inside City Limits?	No	Subdivision:	
Virtual Tour:		Sale/Rent:	For Lease
To Show Call:	870-403-7451		 Schedule a Showing

SOLD INFORMATION

SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

List Agent: Brenda Benson - Agent: 870-403-7451

Rita K Smith - Agent: 870-245-7365

List Office: Bluebird Real Estate, LLC

Ofc: 501-575-1614

Appx SQFT: 1800 **LP/SqFt:** 12.00

Appx Yr Built: 2025

Appx Lot Size: 0

Legal: SW/4 SW/4 S24T7SR20W Clark Co

Market Time: 5

County: Clark

Zip: 71923

Appx Acreage: 0.00

Foreclosure (REO):

Short Sale?:

Entered Twice: No

Listing Svcs: 2. Limited Service

Will Subd: No

New Construction? Yes

Owner ID#:

In-House #:

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	POTENTIAL FINANCING	Other (see remarks)
ACCURACY OF EXPENSES	None	ROOF	Metal
DOCUMENTS ON FILE	None	SHOWING INSTRUCTIONS	By Appointment Only, Call Co-List Agent, Call Listing Agent, Call Listing Broker, Text Co
ENERGY FEATURES	Other (see remarks)		-List Agent, Text List Agent
EXPENSES INCLUDE	None	SOURCE OF SQUARE FEET	Other (see remarks)
EXTERIOR	Metal/Vinyl Siding	STORIES	One Story
EXTERIOR FEATURES	Overhead Doors	TENANT EXPENSES	All Utilities
FLOORS	Concrete	TRANSPORTATION/LOCATION	Near Interstate, Near Airport
FOUNDATION	Slab, Poured Concrete		
HEATING & AIR	Mini Split		
INTERIOR FEATURES	In-Unit Bathroom, Showers		
LEASE TYPE	Two Years or More, Modified Gross		
LOT	Level		

FINANCIAL

Annual Tax: 0.00	Annual Income:
Annual SI Tax:	Annual Expenses:
Heated SF:	Warehouse SF:
Cooled SF:	Inside City Limits? No

BUSINESS

Business Name:
Buildings: 1
Parking Spaces: 3
Employees Notified?
Inventory:

EXECUTIVE SUMMARY

Exceptional LEASE OPPORTUNITY~FLEXSPACE with functional layout and amenities. Welcome to your new way to combine WAREHOUSE, OFFICE and RETAIL SPACE all under one roof. Beautiful store front allows you to welcome customers and clients while combining a clean professional office layout with functional warehouse space. An ideal space for a business that needs both administrative and light industrial capabilities in one location. Each unit is 25x70 and includes 10x10 Office space, and easily accessible bathroom with shower included. 2 Roll up doors (front & back) with higher ceilings allow more workspace with airflow. \$1800 per month with 24 month lease required. Convenient to I-30, Walmart, Hospital, Shopping and more.

DIRECTIONS

From I-30 Exit 73 in Arkadelphia head Southwest on Pine Street turn left onto AR-26 W/AR-51 S (Hollywood Road) go approx. 0.6 miles- turn left. Units are on the left hand side.

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