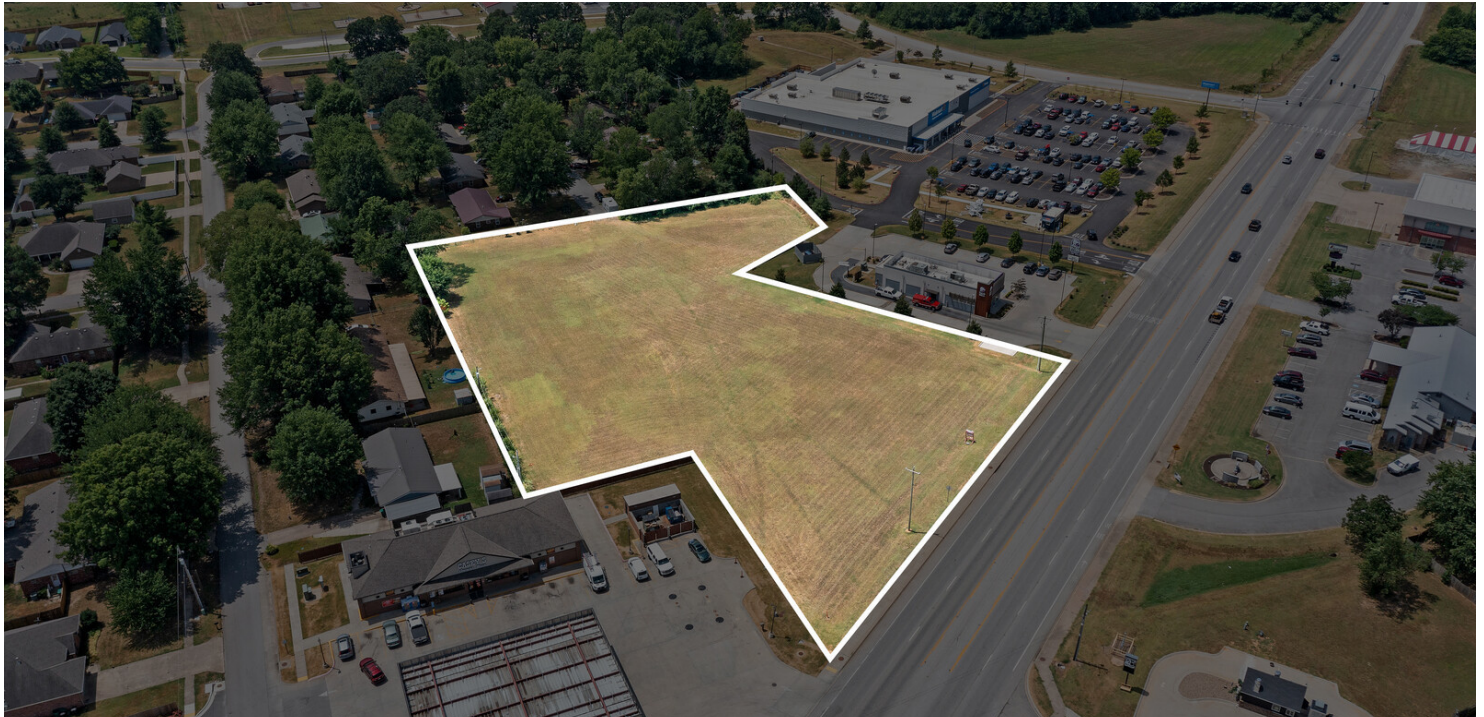


## PRIME COMMERCIAL LAND FOR SALE OR LEASE

# HIGH VISIBILITY COMMERCIAL PARCEL

0 W. Main Street, Farmington, AR 72730



### PROPERTY DESCRIPTION

Zoning: Commercial  
Utilities: Electric on Site, Public Water & Sewer at Street  
Frontage: 280'  
Surveyed: Yes  
VPD: 29,000  
County: Washington  
Ground Lease: +/-1 Acre

### ADJACENT NOTABLE BUSINESSES

- Next to Walmart Neighborhood Market
- Frontage on W Main St, which sees +/- 31,000 VPD
- Casey's
- Domino's Pizza
- Taco Bell
- Razorback Stadium

### OFFERING SUMMARY

Sale Price:	\$1,250,000 - \$1,899,000
Lease Rate:	\$4,500.00 per month (Ground)
Available SF:	1 Acres
Lot Size:	2.6 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
Total Population	836	2,573	4,099
Average HH Income	\$63,310	\$65,565	\$68,701

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### TIMOTHY SALMONSEN

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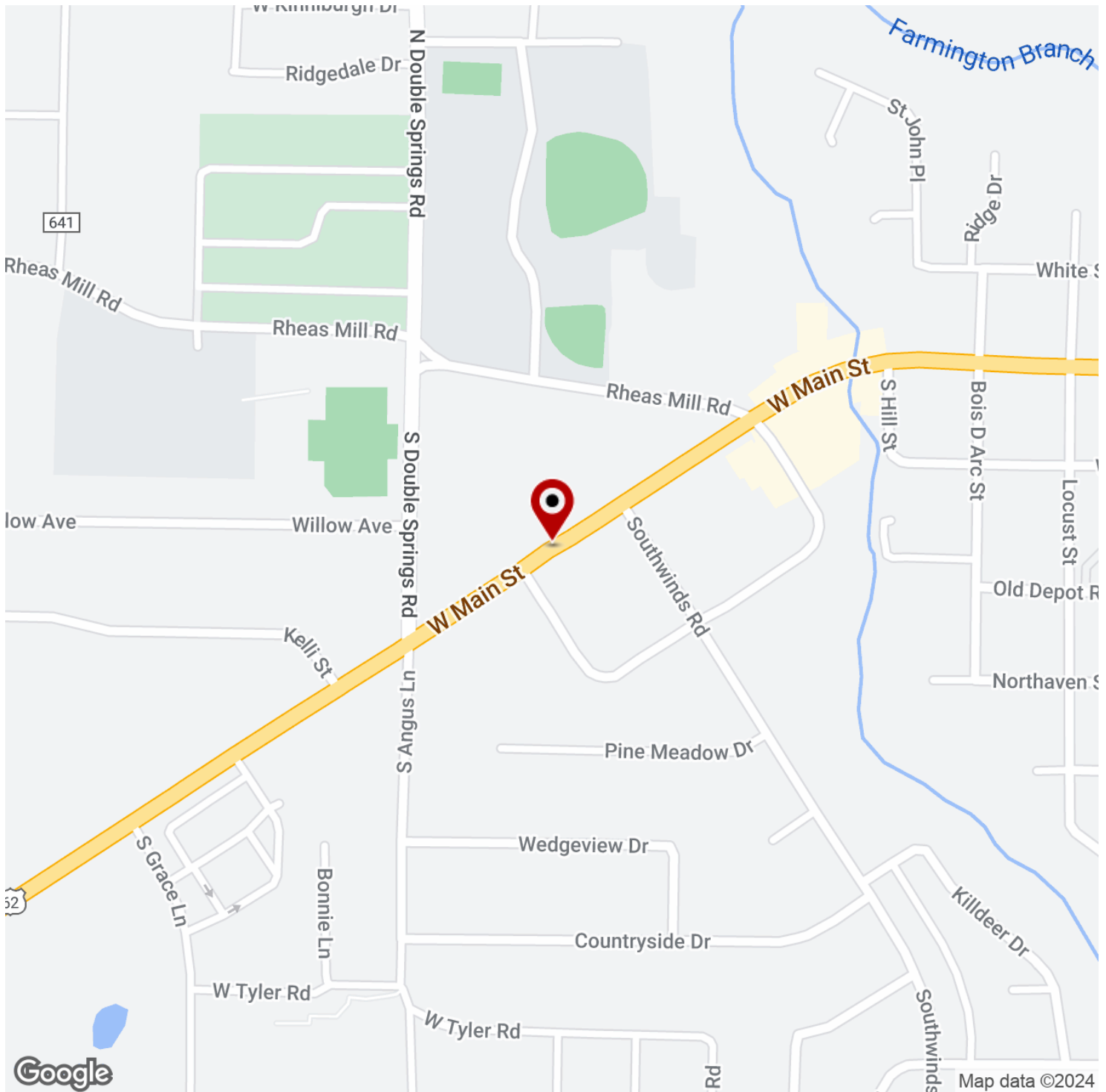
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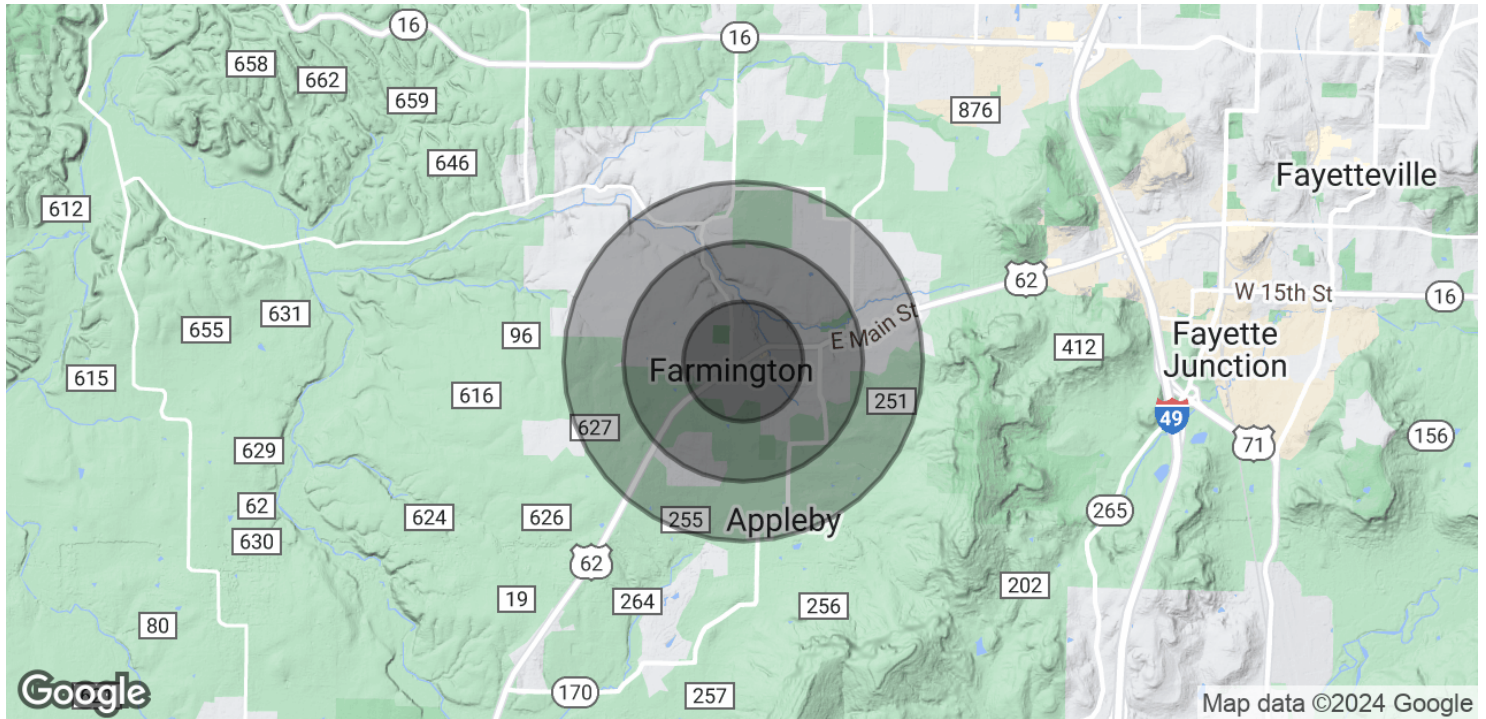
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	836	2,573	4,099
Average Age	36.1	36.2	36.1
Average Age (Male)	36.1	35.3	34.2
Average Age (Female)	34.2	35.6	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,310	\$65,565	\$68,701
Average House Value	\$987,376	\$557,001	\$447,709

\* Demographic data derived from 2020 ACS - US Census

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