

## **+/-3,800 SF COMMERCIAL RETAIL BUILDING FOR SALE**

# 381 S HIGHWAY 23

Eureka Springs, AR 72632



### **PROPERTY DESCRIPTION**

Fantastic retail location and building on Hwy 23 just south of Eureka Springs city limits. No restrictions on this site with 1,900 SF of retail upstairs and +/- 1,900 SF of basement for work and storage. Owner will finance with 20% down. Build your business and your dreams here.

### **PROPERTY HIGHLIGHTS**

- +/-3,840 SF
- Right off Hwy 23
- No Restrictions
- Owner Financing Available

### **OFFERING SUMMARY**

Sale Price:	\$279,000
Lot Size:	0.75 Acres
Building Size:	3,840 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	109	2,565	8,802
Total Population	198	4,306	15,021
Average HH Income	\$45,959	\$43,570	\$49,726

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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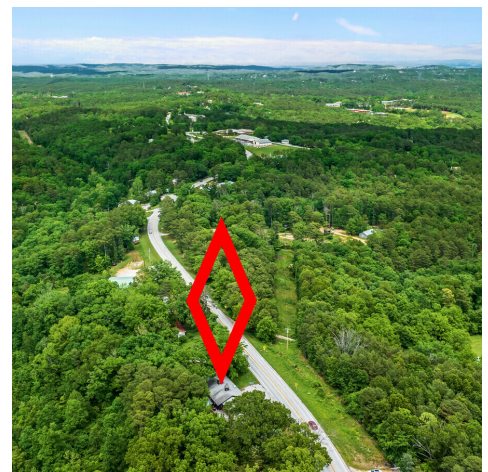
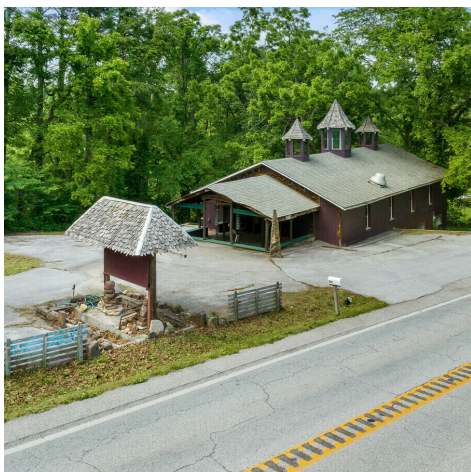
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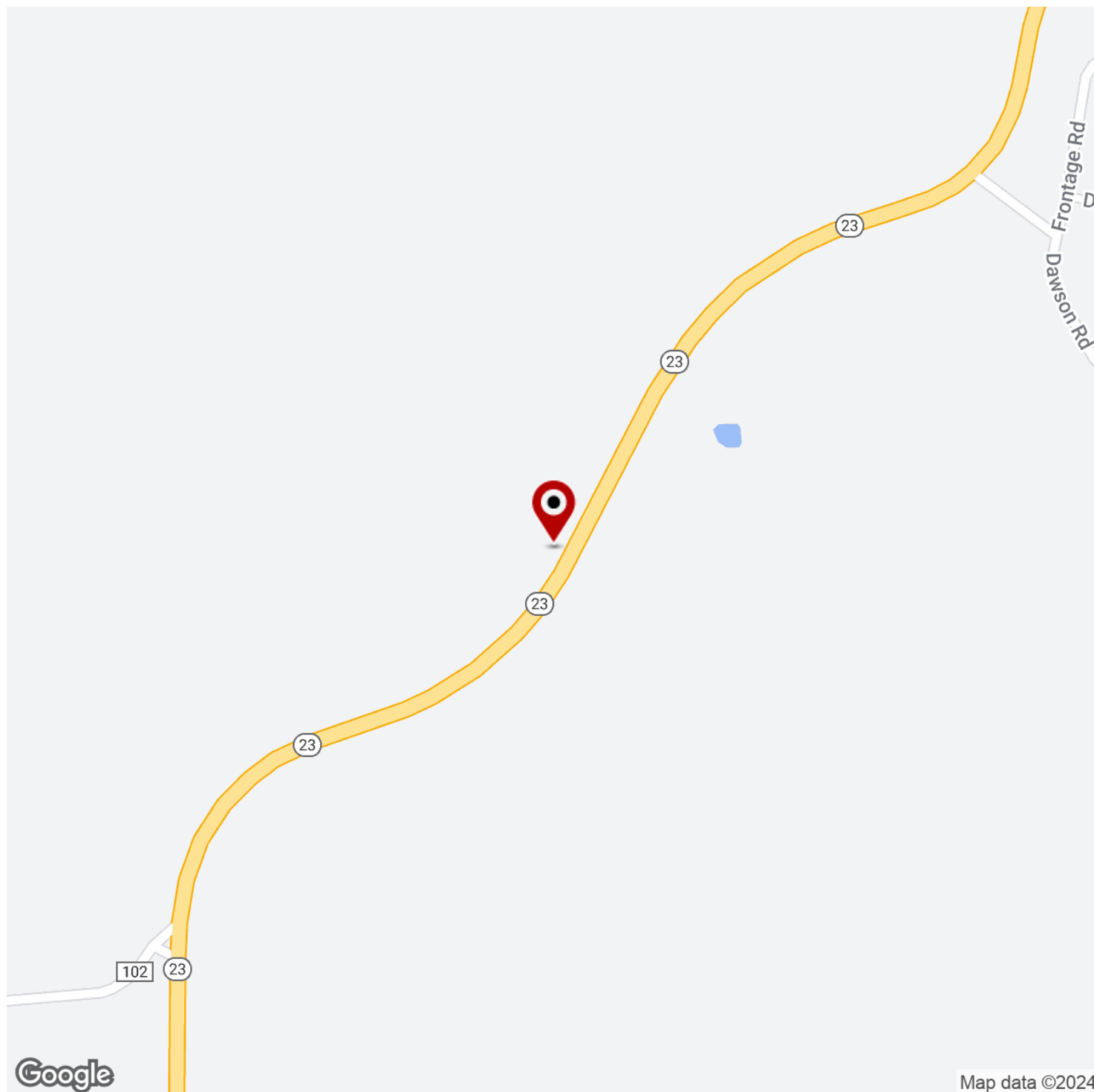
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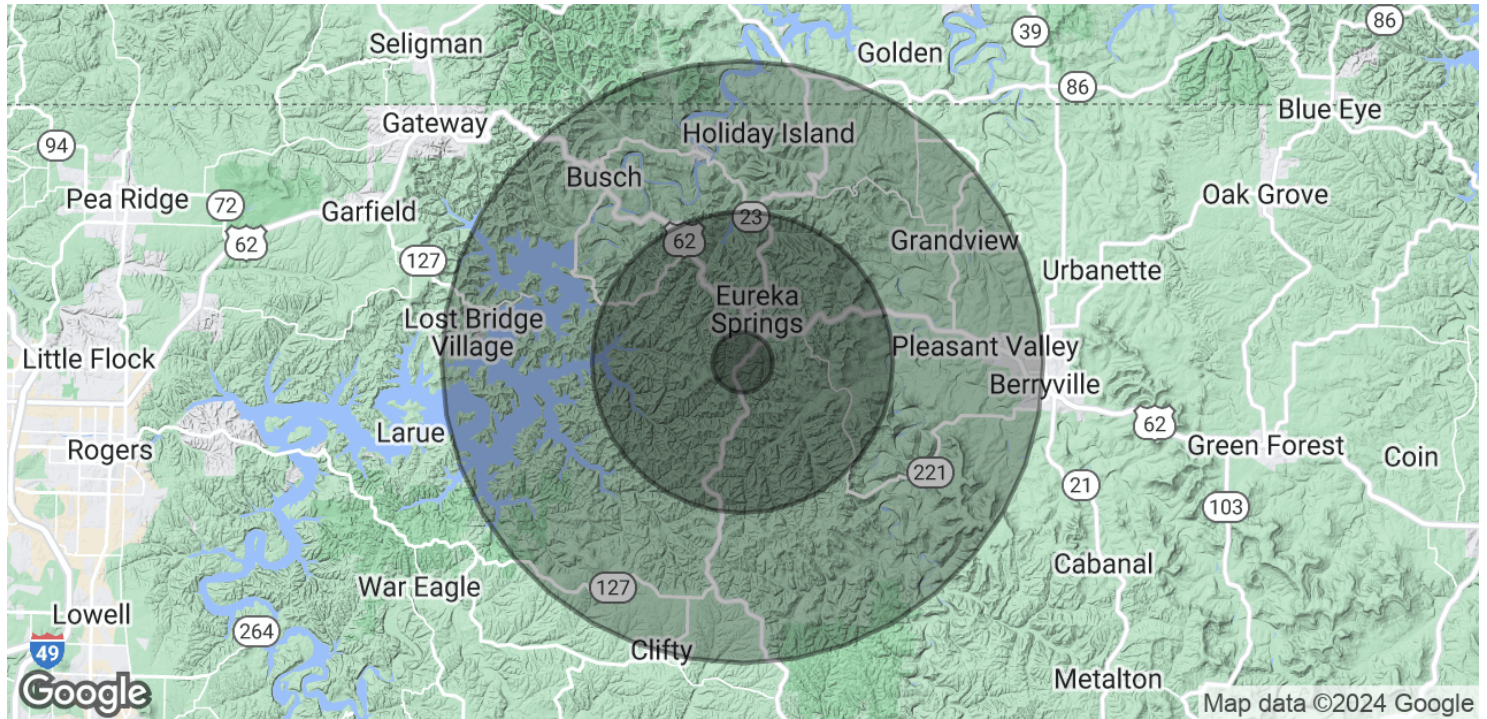
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	198	4,306	15,021
Average Age	51.4	52.6	51.1
Average Age (Male)	47.7	51.2	50.3
Average Age (Female)	53.7	52.8	51.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	109	2,565	8,802
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$45,959	\$43,570	\$49,726
Average House Value	\$163,960	\$182,039	\$185,741

\* Demographic data derived from 2020 ACS - US Census

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