

RETAIL FOR SALE & LEASE

FORMER DOLLAR GENERAL BUILDING

204 South 6th Street, Gurdon, AR 71743



PROPERTY DESCRIPTION

Searching for the perfect retail location to lease or purchase in Gurdon, Arkansas? Check out this former Dollar General Building next door to the NEW DG Market along Highway 53/Main Street in Downtown Gurdon, Arkansas! Boasting nearly 9,000 sq. ft this building has endless possibilities, like flea market, retail, professional building, medical, pharmacy, or even a bank. This property is ideal for anyone looking to locate their business near rail services as well. Call today for a private tour or more information!

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$299,000 |
| Lease Rate: | Negotiable |
| Number of Units: | 1 |
| Available SF: | |
| Building Size: | 8,816 SF |

| DEMOGRAPHICS | 5 MILES | 10 MILES | 20 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,181 | 2,311 | 13,744 |
| Total Population | 2,583 | 4,596 | 27,395 |
| Average HH Income | \$44,716 | \$41,268 | \$40,607 |

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.

JASON EDINGTON
REALTOR
O: 501.907.5959
C: 870.210.1445
jasonedington@kw.com
AR #AB00056069

KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

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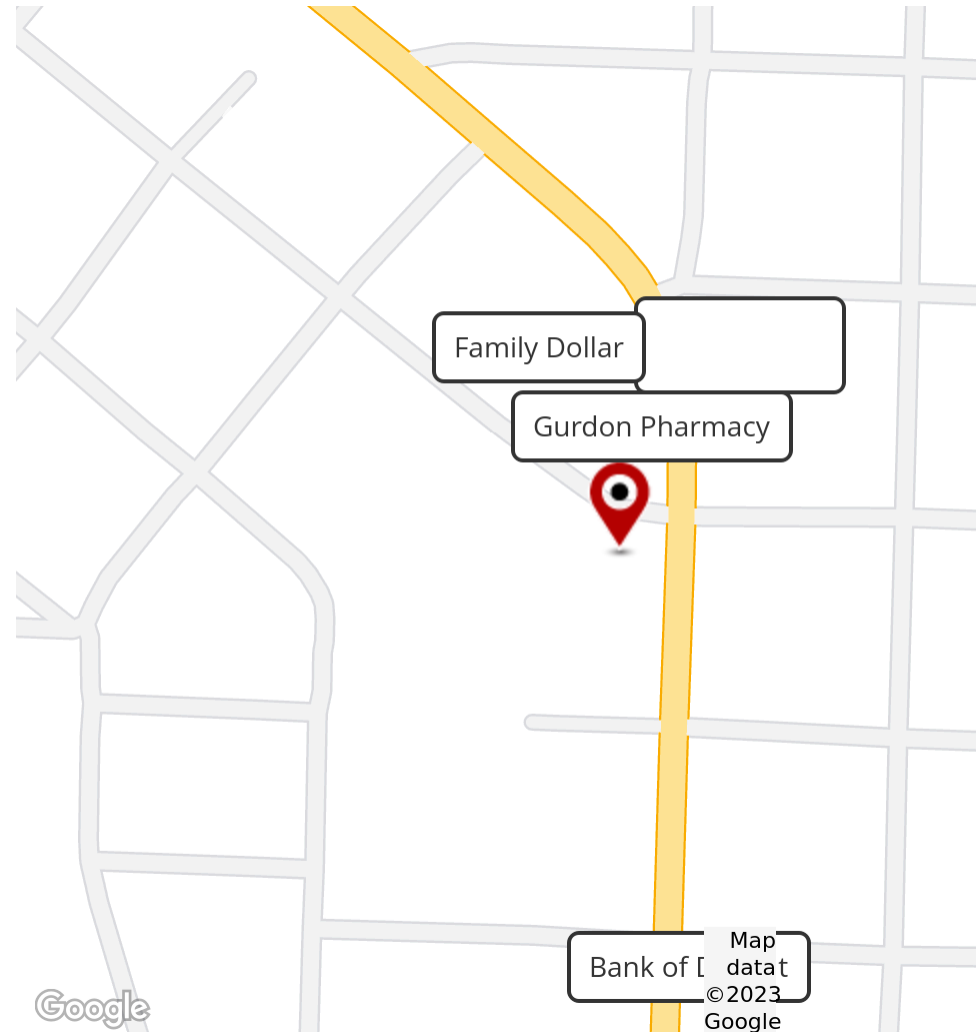
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| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|----------|----------|-----------|
| Total Population | 2,583 | 4,596 | 27,395 |
| Average Age | 37.8 | 41.2 | 38.7 |
| Average Age (Male) | 38.3 | 41.2 | 37.1 |
| Average Age (Female) | 37.9 | 40.9 | 40.8 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
| Total Households | 1,181 | 2,311 | 13,744 |
| # of Persons per HH | 2.2 | 2.0 | 2.0 |
| Average HH Income | \$44,716 | \$41,268 | \$40,607 |
| Average House Value | \$87,497 | \$94,648 | \$113,897 |
| ETHNICITY (%) | 5 MILES | 10 MILES | 20 MILES |
| Hispanic | 11.1% | 7.5% | 3.7% |

** Demographic data derived from 2020 ACS - US Census*



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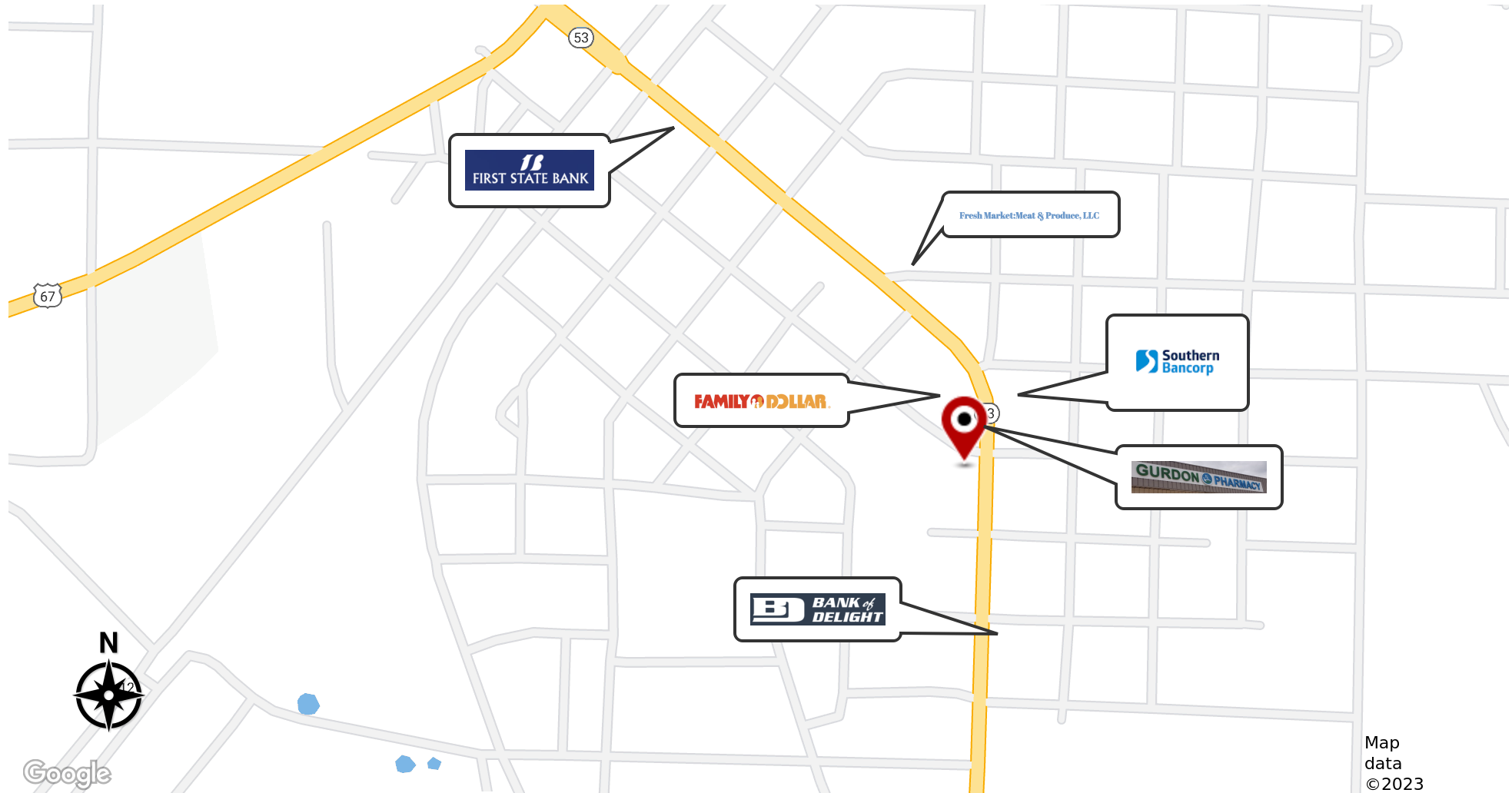
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