

220 U.S. Highway 64 West Alma, Arkansas

Property Information

- ◆ Lease Rate: \$1,700/Mo/Gross
 - ◆ Lease Term: 36 months
 - ◆ Space Size: 2,400 SF
 - ◆ Property Type: Retail
 - ◆ Zoning: C-2
 - ◆ Year Built: 1982
 - ◆ Parcel: 710-01547-000-C
- Great Visibility
→ Large Parking Lot
→ Easy Start-up for a Gas Station

Demographics

2015 Total Daytime Population

1 mile.....	3,563
3 mile.....	8,540
5 mile.....	16,869

2015 Per Capita Income

1 mile.....	\$17,563
3 mile.....	\$19,726
5 mile.....	\$19,728

Traffic Counts

US Hwy 64 12,000 V.P.D.



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Small Town Feel, High Quality Living, Education, And Opportunities

Incorporated in 1872, Alma sits in the middle of prime real estate enjoyed by many outdoor enthusiasts who like to hike, bike, fish, hunt, camp and canoe. In contrast, bringing the arts alive in the River Valley is the Alma Performing Arts Center, a cultural center for western Arkansas. Alma is also home to Eagle Crest, one of Arkansas's finest golf courses.

The town is located on two major interstates, I-40 and I-540, and U.S. 71, which is part of the Boston Mountain Scenic Loop. Alma is located in the Arkansas River Valley about 15 miles from Fort Smith and at the foothills of the Ozark Mountains and Fayetteville, which is about 45 miles away.

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