

1418 Fayetteville Road Van Buren, Arkansas

Property Information

- ◆ Purchase Price: \$250,000
- ◆ Lease Rate: \$2,400/Mo/Gross
- ◆ Office Building:
 - 1,470 SF
 - Waiting Room
 - 4 Private Offices
 - Breakroom
 - Restroom
 - Garage
- ◆ Shop Building SF: 1,610 SF
- ◆ Zoning: C-2
- ◆ Less than 1 Mile to Interstate 40

Demographics

2015 Total Daytime Population

1 mile.....	5,566
3 mile.....	22,106
5 mile.....	57,742

Traffic Count

Fayetteville Rd/59 Hwy 24,000 V.P.D.



Highlights

- ◆ On Main Retail Corridor
- ◆ Fayetteville Road Frontage
- ◆ High Traffic Count
- ◆ Less than 1 Mile to Interstate 40

About Van Buren, Arkansas

Van Buren is the second largest city in the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area and the county seat of Crawford County, Arkansas. The City is located directly northeast of Fort Smith at the interstate 40 - Interstate 540 junction. Van Buren is home to many large corporations within the state and employs a great deal of the city's population within its Port and Industrial Park district. Manufacturing, food processing, and medicine are sustaining industries in Van Buren.

Van Buren also offers many places of interest including the Scenic Rail a 2 hour tour winding through the bluffs and valleys of the Boston Mountains. King Opera House beautifully restored and has been gracing Main Street for over one hundred years. The Fine Arts Center is a 1,500 seat concert hall with state of the art technology and is designed for the best experience for all genres.



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Office



Waiting



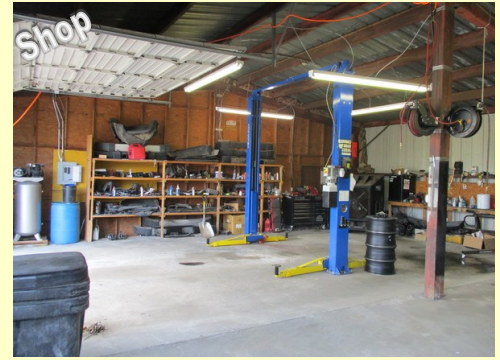
Break



Shop



Garage



Shop

