



260 S MAIN STREET - DECATUR, AR

FOR SALE & FOR LEASE

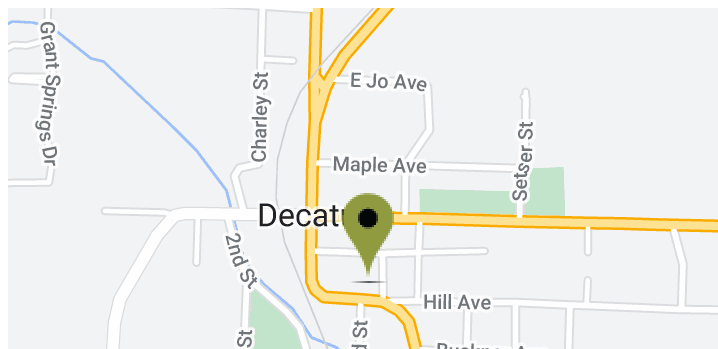
Sale Price:	\$300,000
Lease Rate:	\$3.33 psf NNN
Building Size:	7,228 SF
Lot Size:	0.4 Acres
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Commercial building with small retail space
- 172' of frontage along Main & 3rd St
- Ideal for automotive use
- Easy access to Hwy 102, XNA, & Siloam Springs
- 9,700 CPD on Hwy 59

PROPERTY OVERVIEW

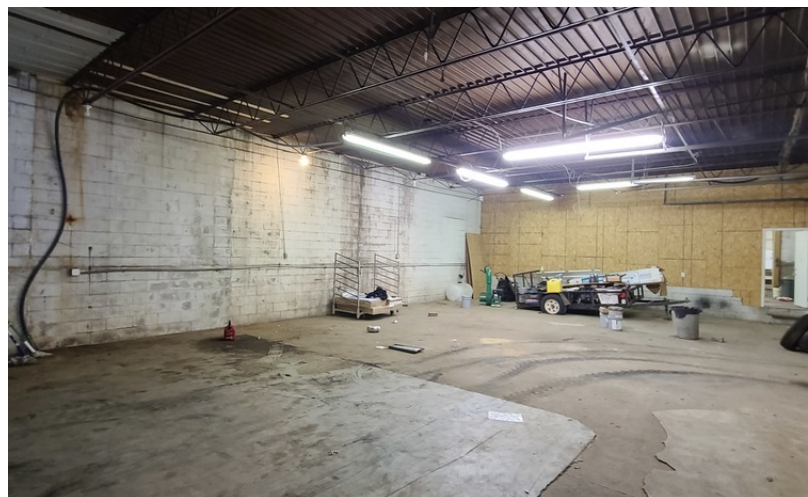
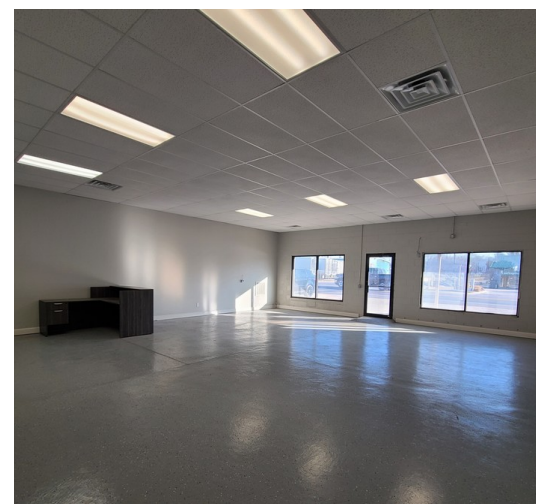
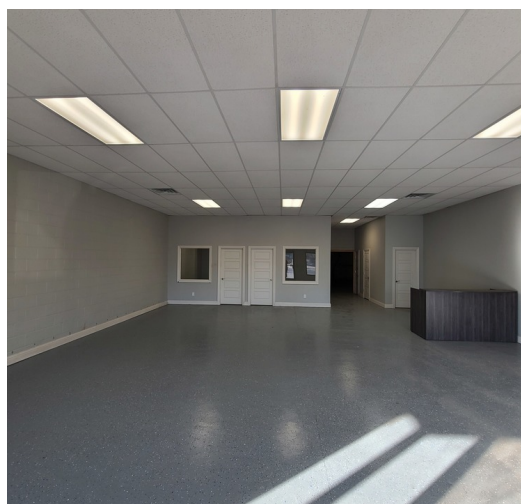
Commercial building on a 0.40 acre lot with prime highway frontage in the heart of Decatur. Large open showroom with 2 private offices & bathroom. Heated warehouse with 6 roll-up, drive-in doors. Additional small retail space with breakroom & restroom. Built in 1980. New TPO roof.



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com



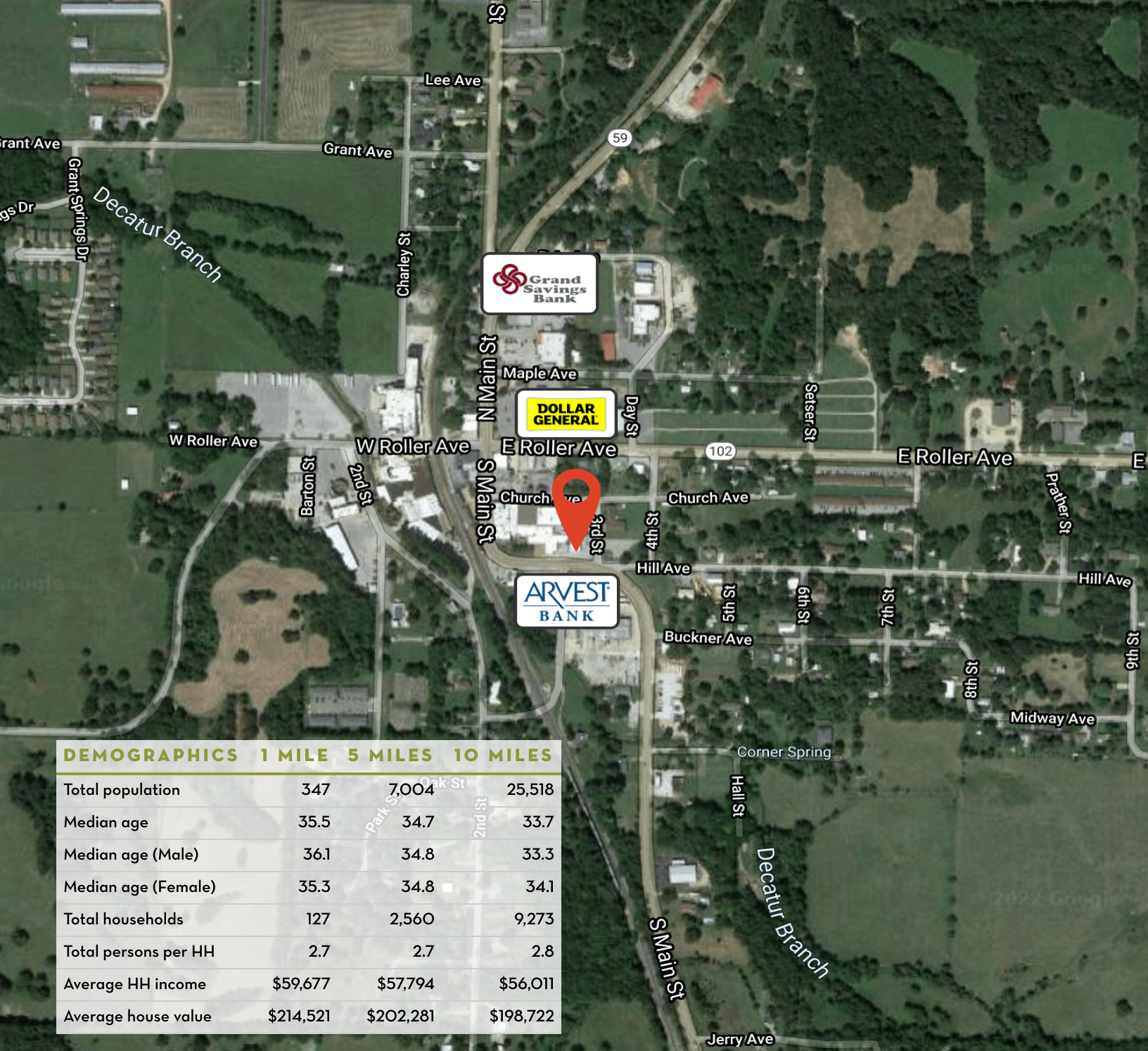


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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	347	7,004	25,518
Median age	35.5	34.7	33.7
Median age (Male)	36.1	34.8	33.3
Median age (Female)	35.3	34.8	34.1
Total households	127	2,560	9,273
Total persons per HH	2.7	2.7	2.8
Average HH income	\$59,677	\$57,794	\$56,011
Average house value	\$214,521	\$202,281	\$198,722