



117-119 W BEAN ST - LINCOLN, AR 72744

OFFERING SUMMARY

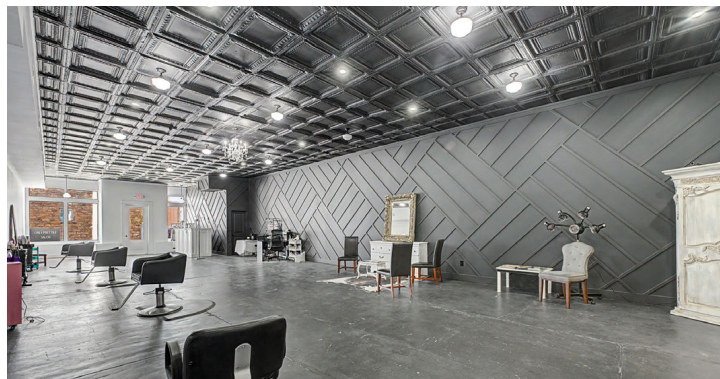
Sale Price:	\$544,180
Building Size:	5,718 SF
Price / SF:	\$95.17
Zoning:	B-1

PROPERTY HIGHLIGHTS

- 119 retail space occupied by current Tenant until 5/31/27
- Multi income stream potential with upgraded MEP systems
- Ideal for short & long-term tenants, or owner occupancy
- Less than 2 miles to all Lincoln Schools
- 111 & 113 W Bean St also available for sale

PROPERTY OVERVIEW

Versatile investment opportunity! The main level offers two retail suites with updated open layouts, new lighting, high ceilings, crown molding, kitchenette & more. Upstairs features two unfinished apartments that present a value-add component.



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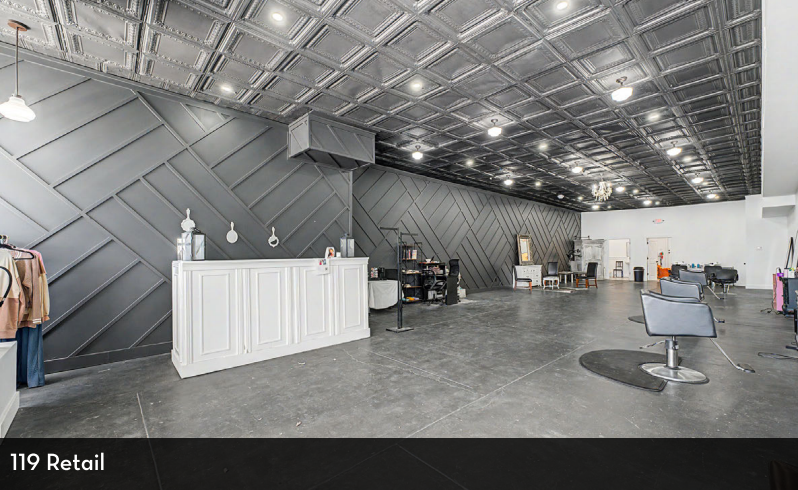


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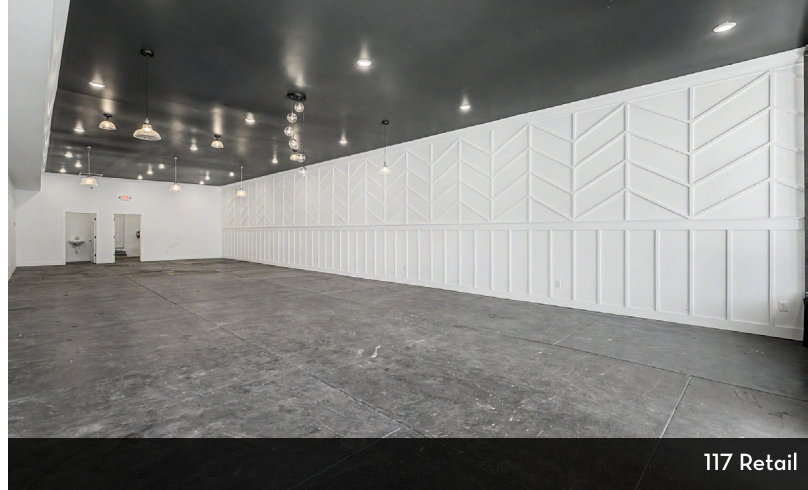
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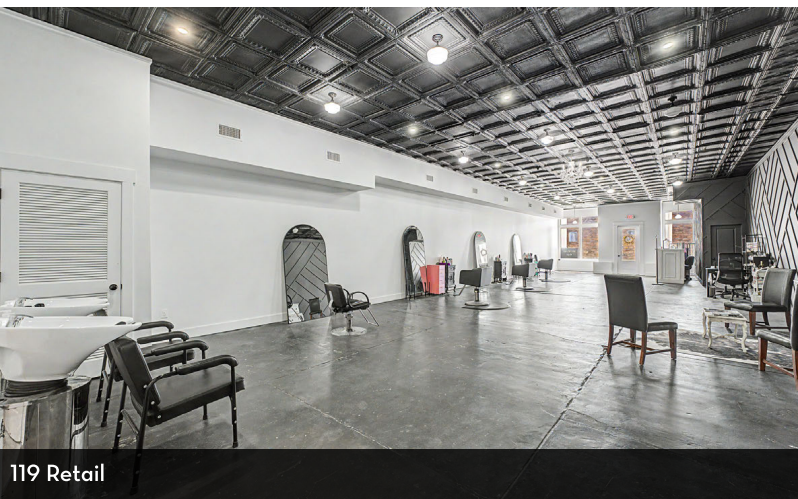
FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



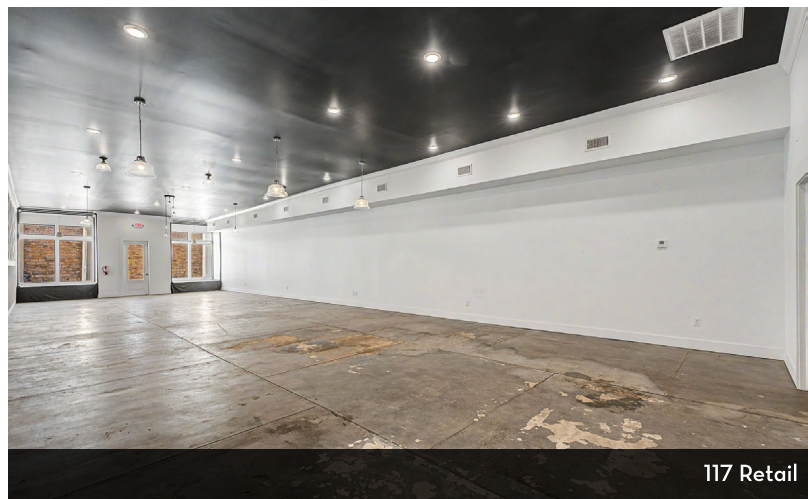
119 Retail



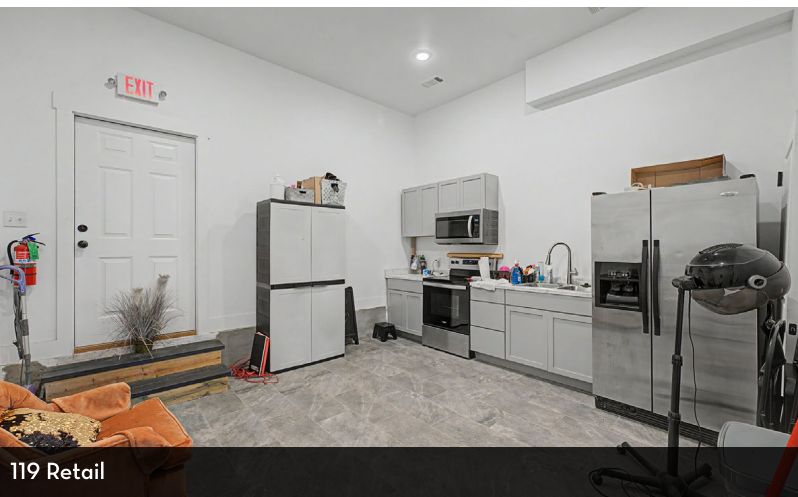
117 Retail



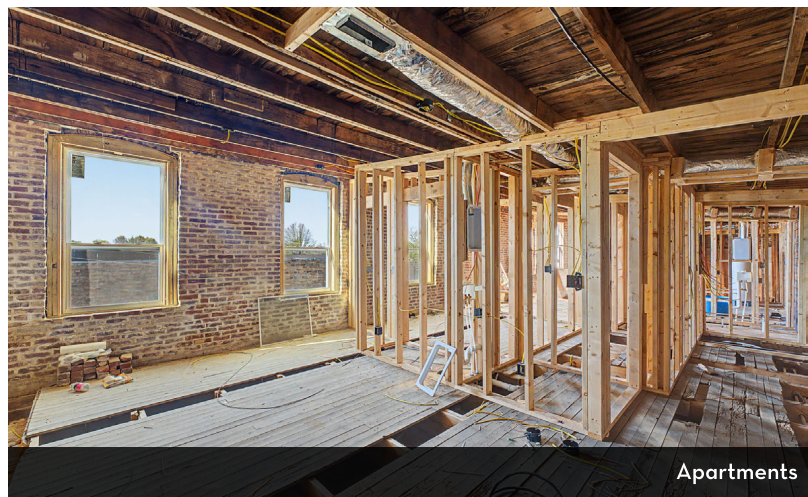
119 Retail



117 Retail



119 Retail



Apartments

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,673	6,302	24,203
Average Age	34.8	36.3	36.7
Average Age (Male)	33.3	35.2	36.2
Average Age (Female)	37.6	38.5	37.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,296	2,278	8,855
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$83,736	\$82,459	\$80,900
Average House Value	\$201,502	\$223,002	\$222,164

2023 American Community Survey (ACS)