

MEDICAL OFFICE BUILDING FOR SALE

2914 Cypress Rd | Arkadelphia, AR 71923



ERIC VARNER, CPM

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PARTNERS**

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AVAILABLE

±5,892 SF Freestanding Medical Bldg on ±1.03 Acres

PRICE

\$975,000 (\$165/SF)

COMMENTS

- Ideal opportunity for a medical, dental, therapy, wellness, or specialty office user seeking a right-sized facility near established healthcare providers
- Functional clinical layout featuring a 57- seat waiting area and 13 exam rooms
- Covered patient pick-up/drop-off area at the front entrance
- Ample parking (36 spaces) available on both sides of the building
- Well-positioned near Baptist Health Medical Center-Arkadelphia, offering excellent proximity to established medical services
- Convenient access just off I-30 at the Arkadelphia exit
- Seller will consider leasing back the building for a specific period of time, if desired

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,734	10,824	12,198	16,199
AVERAGE HH INCOME	\$70,639	\$76,012	\$78,888	\$85,006
TOTAL HH	1,179	3,844	4,413	6,078

TRAFFIC COUNTS

I-30: 34,600 VPD

Pine St: 17,250 VPD



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WAITING ROOM



EXAM ROOM



COVERED PICK-UP/DROP-OFF



COVERED PICK-UP/DROP-OFF

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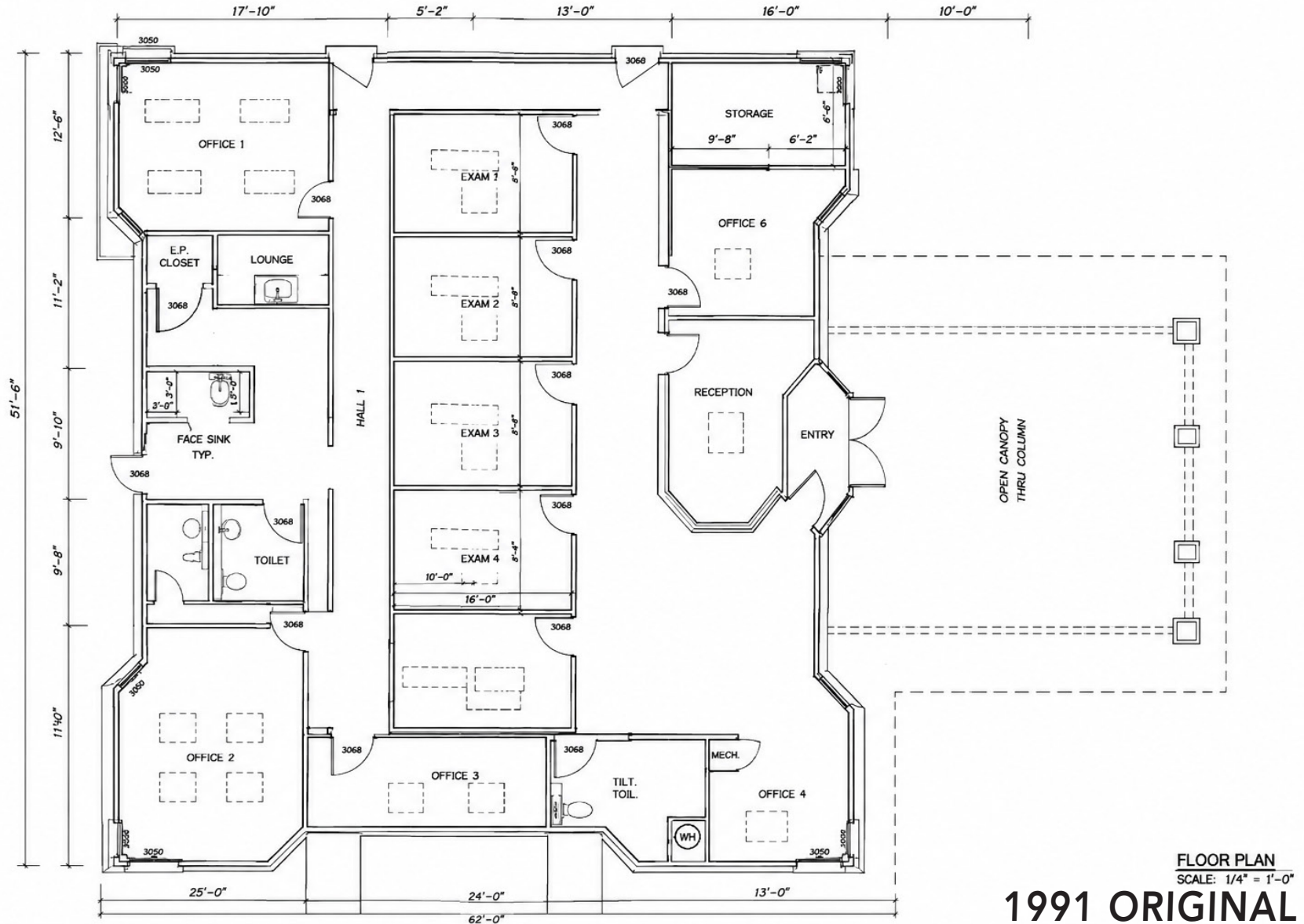


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FLOOR PLAN



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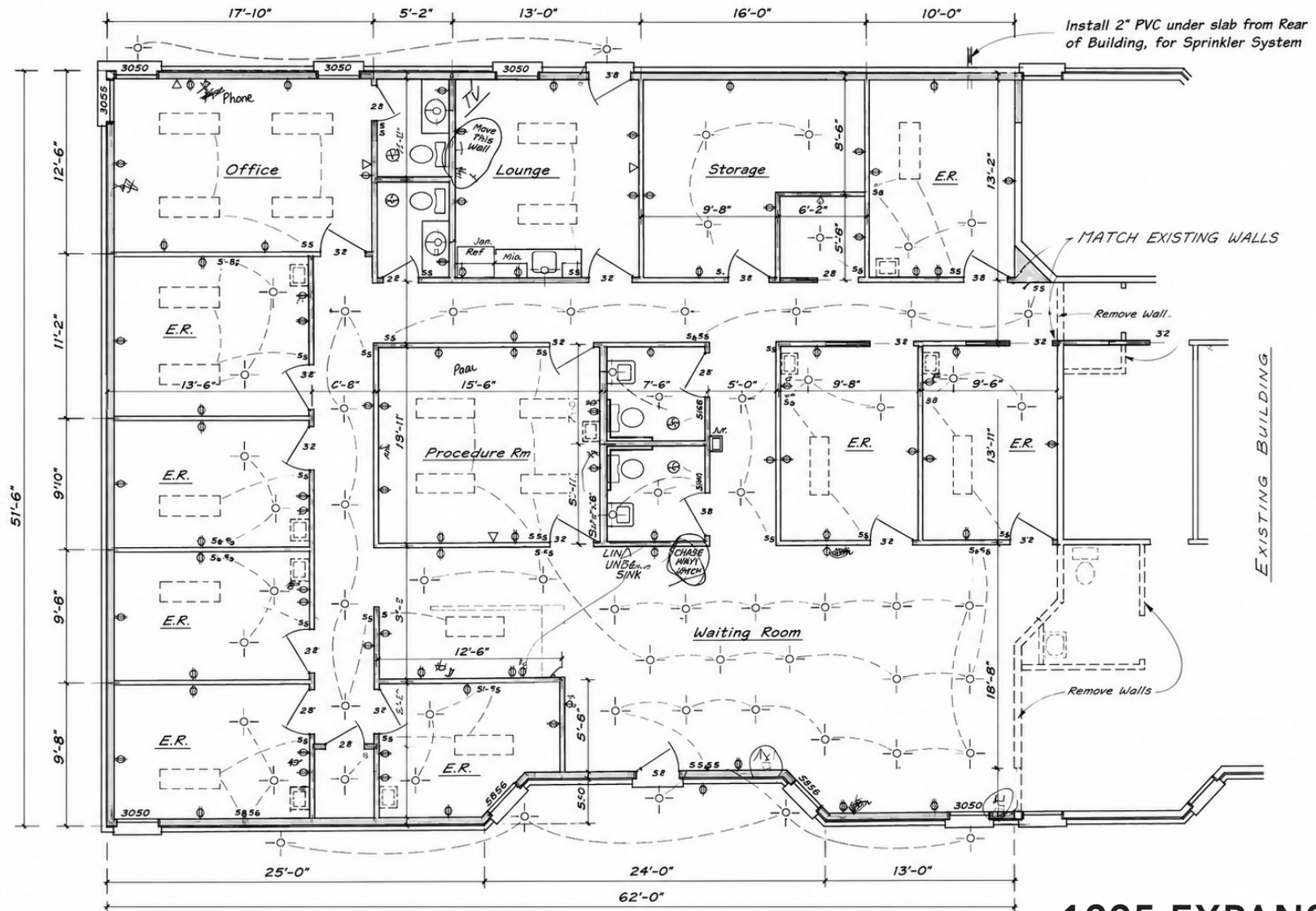


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1995 EXPANSION

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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