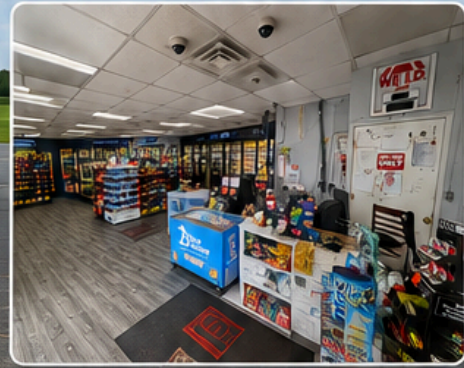


GAS STATION & C-STORE FOR LEASE

COMMERCIAL
LEASE
OPPORTUNITY

📍 21545 AR-109, Scranton, AR 72863



HIGHWAY LOCATION | SCRANTON, AR | LOGAN COUNTY

\$5,000 / MONTH NNN

5-YEAR TERM | PURCHASE OPTION AVAILABLE



BUILDING:
2,568 SF C-Store



CANOPY:
720 SF



PUMPS:
3 Double-Sided
(6 Positions)



REMODELED IN 2024



DRIVE-THROUGH WINDOW



RESTAURANT:
On Site
(Separate -
Not Included)



ZONING:
Highway
Commercial



TRAFFIC INFO:
1400 VPD

PRIME
LOCATION

- Lease Rate: \$5,000/month NNN
- Term: 5 Years
- Deposit: \$25,000
- Purchase Option Available
- Turnkey - Ready Now
- Established Customer Base



501-410-3809



salioffice2022@gmail.com

*Terms and availability subject to change.
Information deemed reliable but not guaranteed.*