



113 W BEAN ST - LINCOLN, AR 72744

OFFERING SUMMARY

Sale Price:	\$319,900
Building Size:	2,285 SF
Price / SF:	\$140.00
Zoning:	B-1

PROPERTY HIGHLIGHTS

- Prime investment or owner-user opportunity
- Open floor plan with turn-key functionality
- Extensive cosmetic & infrastructure updates
- Located on the historic Lincoln city square
- 111 & 117-119 W Bean St also available for sale

PROPERTY OVERVIEW

This redesigned building offers 2,285 sf of character rich space with high ceilings & concrete floors suited for retail, office, or personal/medical services. New electrical, HVAC, & TPO roofing delivers modern efficiency while preserving classic charm.



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104 S Main Street Bentonville, AR 72712

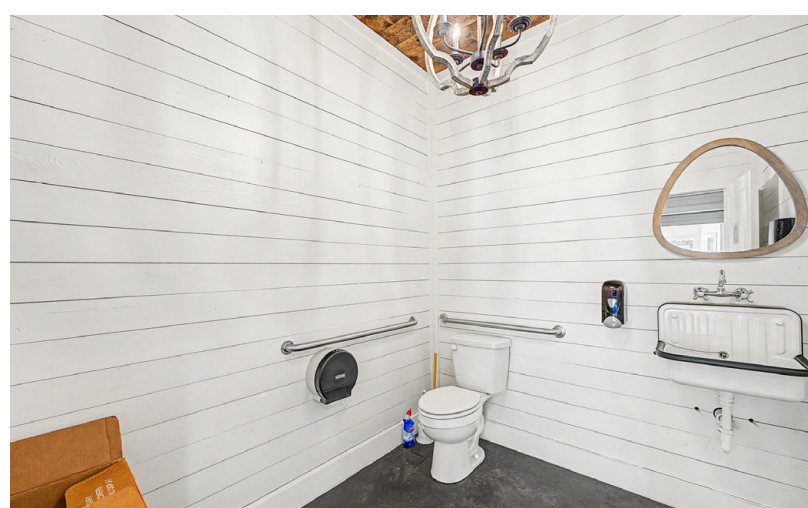
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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	3,672	6,314	24,223
Average Age	34.8	36.3	36.7
Average Age (Male)	33.3	35.1	36.2
Average Age (Female)	37.6	38.5	37.8

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	1,296	2,281	8,864
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$83,756	\$82,464	\$80,929
Average House Value	\$201,720	\$223,021	\$222,307

2023 American Community Survey (ACS)

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