

FOR LEASE

 306 E Main St | Gassville, AR 72635



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
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OPPORTUNITY **OVERVIEW**

\$16/SF NNN **±1.57 ac** **±10,715 sqft**
PRICE LOT SIZE BUILDING SIZE

PROPERTY **HIGHLIGHTS**

- ✦ High-visibility location directly along E Main Street, a primary commercial corridor through Gassville
- ✦ Positioned to serve customers throughout Gassville, Cotter, Mountain Home, and the surrounding trade area
- ✦ Freestanding configuration provides greater flexibility for branding, signage, operations, and customer access
- ✦ 31 on-site parking spaces provide ample parking
- ✦ Large concrete-paved areas allow for convenient customer circulation and operational flexibility
- ✦ Surrounded by established restaurants, fuel and convenience stores, automotive businesses, retailers, and other traffic-generating uses
- ✦ Well suited for retail, showroom, fitness, or services



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306 E Main St | Gassville, AR 72635

N

N JOHNSON ST

CHURCH ST

BUFORD CUTOFF



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**HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING**
Top Employment Industries
for Jonesboro, AR


2.2
Avg. Size
Household


20.3 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


18,264
Total Population


\$223,565
Median Home Value


907
Businesses


22,332
Daytime Population


50.5
Median Age


\$34,326
Per Capita Income


\$58,087
Median Household
Income


0.4%
2025 - 2030
Pop Growth
Rate

DEMOGRAPHICS

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This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-U.S. BLS (2026) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACTS

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