



## 109 MAIN ST SE - GRAVETTE, AR 72736

### OFFERING SUMMARY

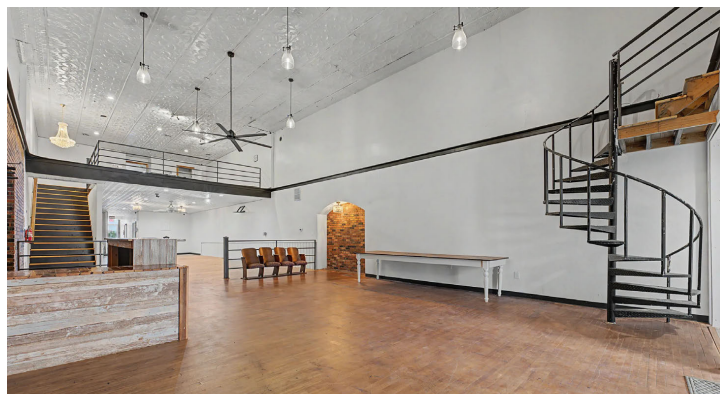
|                |           |
|----------------|-----------|
| Sale Price:    | \$599,000 |
| Building Size: | 4,016 SF  |
| Price / SF:    | \$149.15  |

### PROPERTY HIGHLIGHTS

- Own a piece of history while investing in your future
- Building features 20' ceilings with original tin, hardwood floors, exposed brick, & mezzanine
- Custom bar with granite countertop, 3-compartment stainless steel sink, renovated bathrooms, & full walkout basement
- Ideal for boutique retail, event venue, or creative offices - flexible floor plan - endless possibilities
- Gravette is experiencing renewed growth with ongoing revitalization & increased interest driven by its access to I-49

### PROPERTY OVERVIEW

Historic Space. Modern Opportunity. Step into one of Downtown Gravette's most distinctive commercial properties. Whether you envision retail, office or a mixed-use concept, this property places you at the heart of a city on the rise.



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Gravette continues to experience steady residential and commercial growth, with Benton County being the fastest growing county in Arkansas. Adding to the area's long-term appeal, Walmart recently acquired acreage near the I-49/Gravette interchange, signaling confidence in the region's future development.

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALESTATE.COM](http://ARKREALESTATE.COM)



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| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 3,293   | 6,313   | 36,923   |
| Average Age          | 31.6    | 34.7    | 41.5     |
| Average Age (Male)   | 25.6    | 31.7    | 40.6     |
| Average Age (Female) | 35.8    | 35.9    | 41.4     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,011     | 2,041     | 13,738    |
| # of Persons per HH | 3.3       | 3.1       | 2.7       |
| Average HH Income   | \$81,512  | \$90,068  | \$107,470 |
| Average House Value | \$247,021 | \$275,559 | \$330,515 |

2023 American Community Survey (ACS)

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