

Freestanding Bearden AR

145 N School St | Bearden AR

**FOR LEASE
OR SALE**

Travis: 817-675-8488

Michael: 817-914-8102

**Restaurant
Retail
Office
Medical**

AVAILABLE

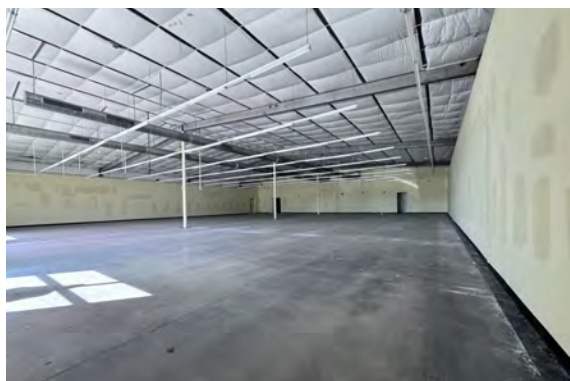
8,489 SF



- 8,489 SF Freestanding Building
- Ouachita County, Arkansas
- 2014-built former Family Dollar
- New Ownership: Ask About Our Leasing Specials!

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US-79 Business	2,189 VPD
US-79	4,798 VPD



Demographics	1-mile*	3-mile	5-mile
Population	838	1,372	1,599
Households	351	582	673
Average HH Income	\$50,060	\$54,626	\$61,104

* 1, 3, and 5 mile radius data provided by Sites USA, 2025 dataset.

** Traffic Count (VPD) data provided by Sites USA, 2025 dataset.

Lancaster Partners LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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