**Asking Price:**

# $15.00

PSF Full Service

FOR LEASE

# 800 N. Arkansas Ave.

Russellville, AR

## For Lease: Second Floor Office Space

### Features

- Second floor suite: 9,350 SF
- Lease rate: $15.00/SF, Full Service less janitorial
- Approximately 18,000 vehicles per day on N. Arkansas Avenue
- Located on one of Russellville's main arterials, just minutes from Arkansas Tech University
- Easy access to I-40

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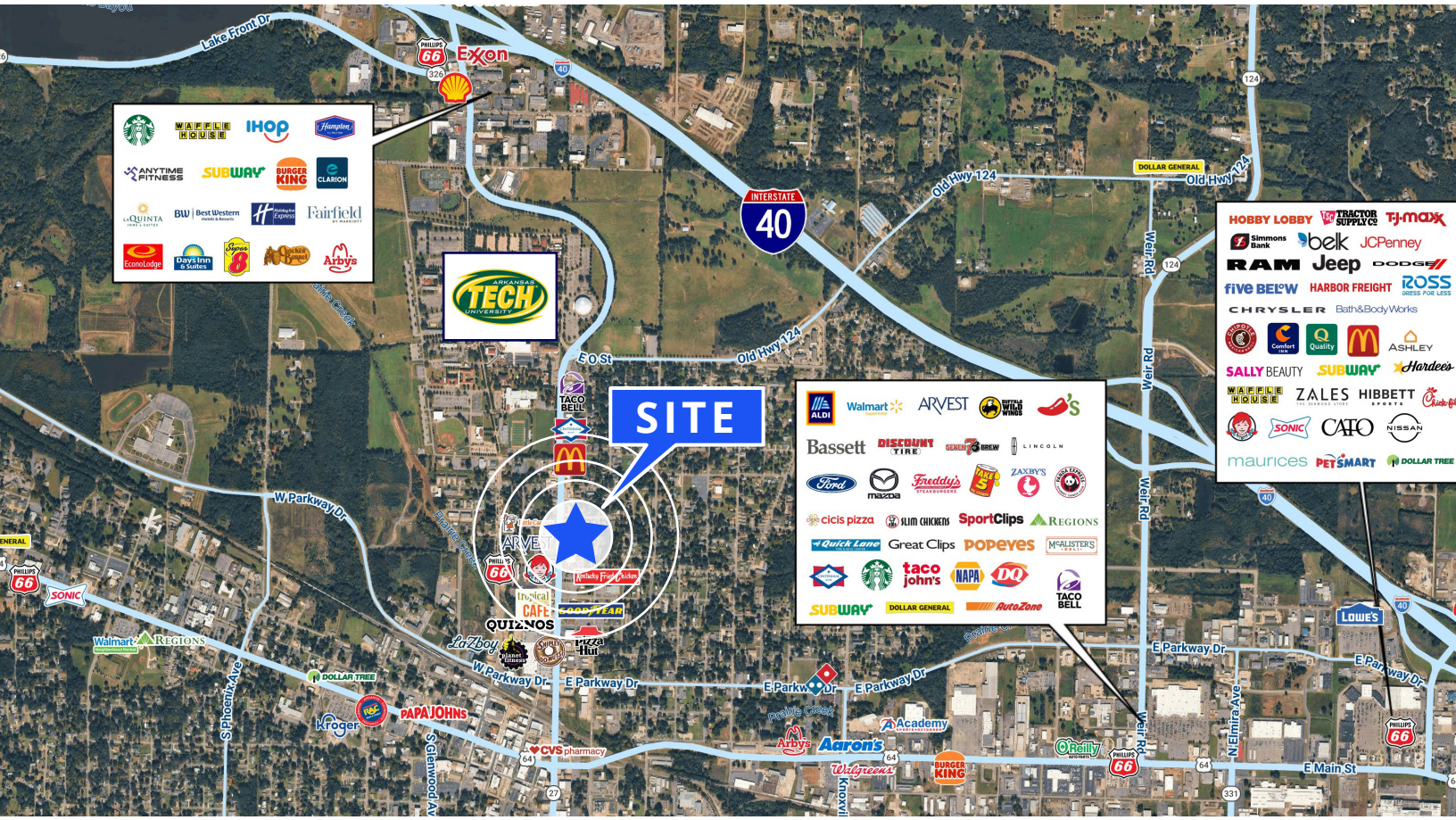
# Property **Map**




## Area Demographics

### ESTIMATED POPULATION (2024)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| 7,875 | 28,524 | 39,662 |

### ESTIMATED HOUSEHOLDS (2024)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| 2,807 | 11,415 | 15,629 |

### EST. AVG HOUSEHOLD INCOME (2024)

| 1 Mile | 3 Mile | 5 Mile |
|---|---|---|
| $55,316 | $75,949 | $84,628 |

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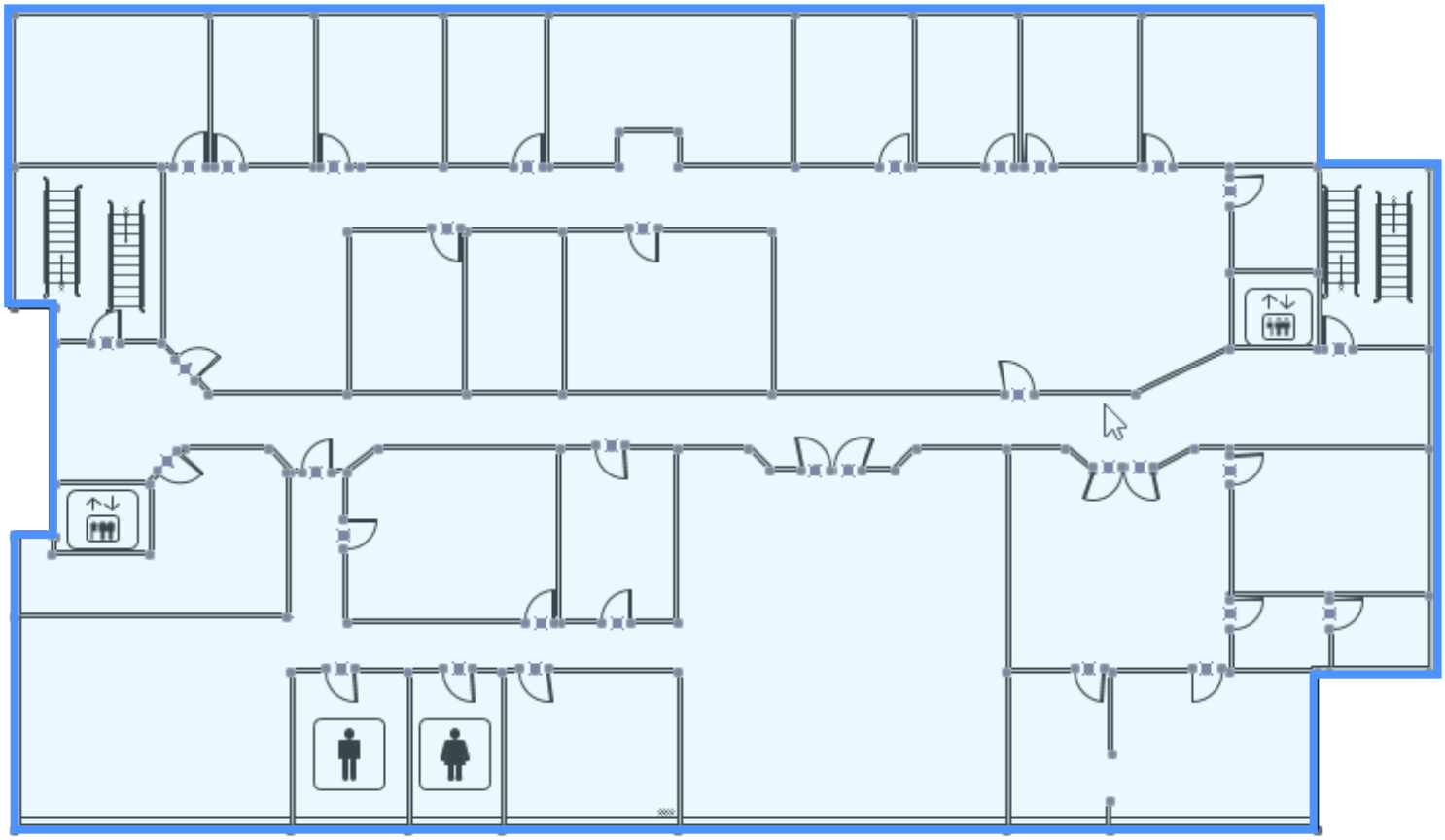
# Second Floor Plan | **9,350 SF**



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# Property **Photos**

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