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392 N Main Street

Centerton, Ar 72719

\$25k Price Reduction



List Price: \$400,000
MLS#: 1299309
Beds: 0
Garage: 0
Square Feet: 3,663
Price / Square Foot: \$109.20
Type: CommercialSale
Built: 2005
County: Benton
School:

Description

Back on the market at no fault to the Seller. Excellent visibility w/ approx. 60 linear feet of frontage on N. Main St (10,000 VPD Traffic Count), which connects Hwy 102 & Hwy 72, & 150 linear feet of frontage on E. 2nd St. Centerton is actively engaged in a downtown revitalization study to develop strategic plans for the future of North & South Main Street-revitalizing Historic Old Town & integrating it w/ the expansive 400-acre New Town Center including a Walmart Super Center. Centerton is 3rd fastest growing city & 7th safest city in AR. NWA is one of fastest growing areas in US & a hub for entrepreneurship, providing an ideal environment for flourishing businesses & growing consumer market. Great location for retail or office development. 0.2 miles to E. Centerton Blvd, 1.5 miles to Hwy 72, & 6.1 miles to I-49. As per Centerton Planning Dept, this parcel is w/in Centerton's future Innovative Center Plan to establish a greater downtown & could easily be rezoned. Currently zoned as R3-MF

Property Details

Lot Size	0.21 Acres
Air Condition	CentralAir,Electric,WindowUnits
Appliances	ElectricWaterHeater
Driveway	Storage
Exterior	Frame