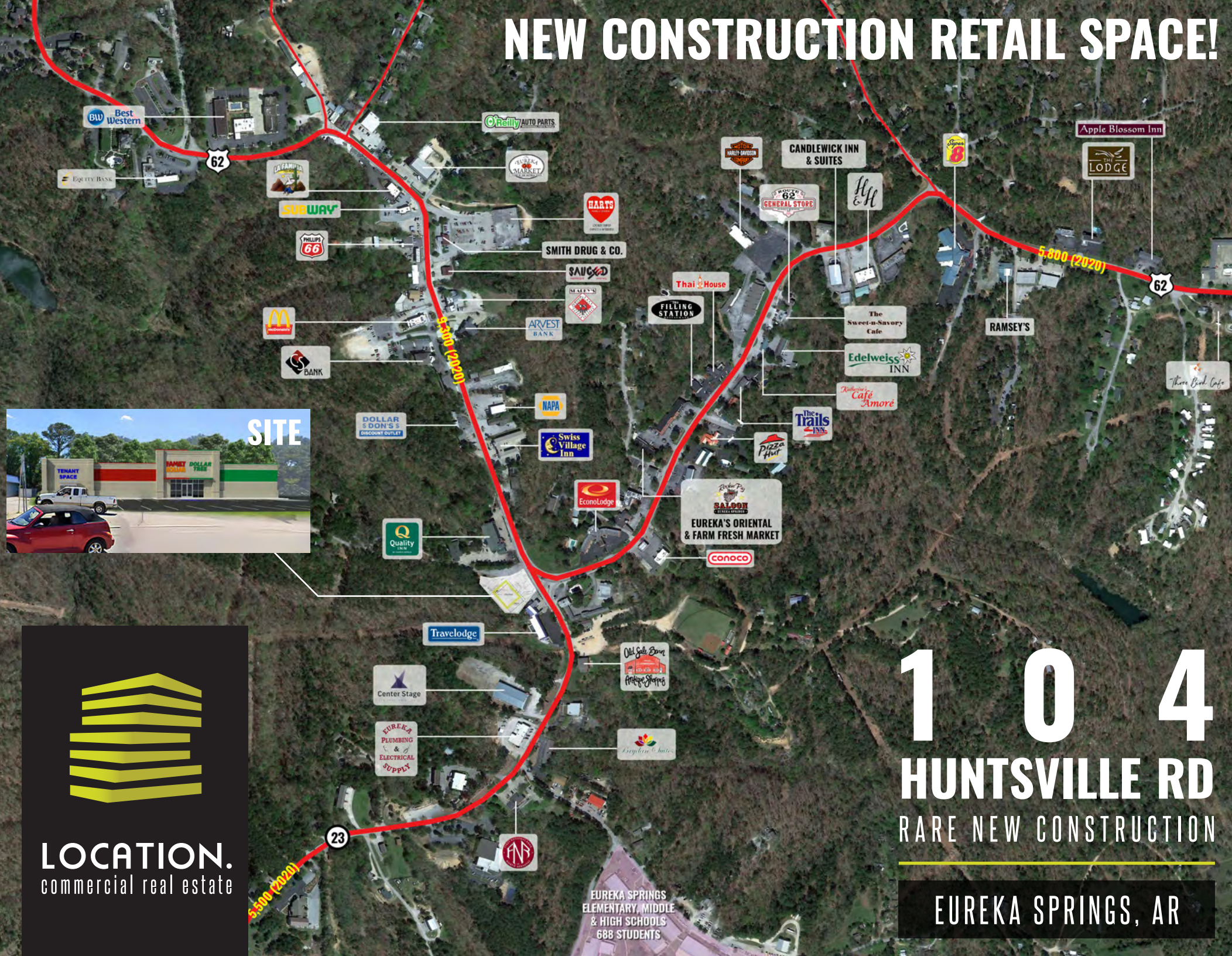


# NEW CONSTRUCTION RETAIL SPACE!



SITE



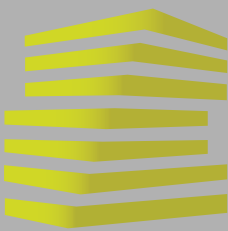
**LOCATION.**  
commercial real estate

**104**  
**HUNTSVILLE RD**  
RARE NEW CONSTRUCTION

**EUREKA SPRINGS, AR**

EUREKA SPRINGS  
ELEMENTARY, MIDDLE  
& HIGH SCHOOLS  
688 STUDENTS





# 104 HUNTSVILLE RD

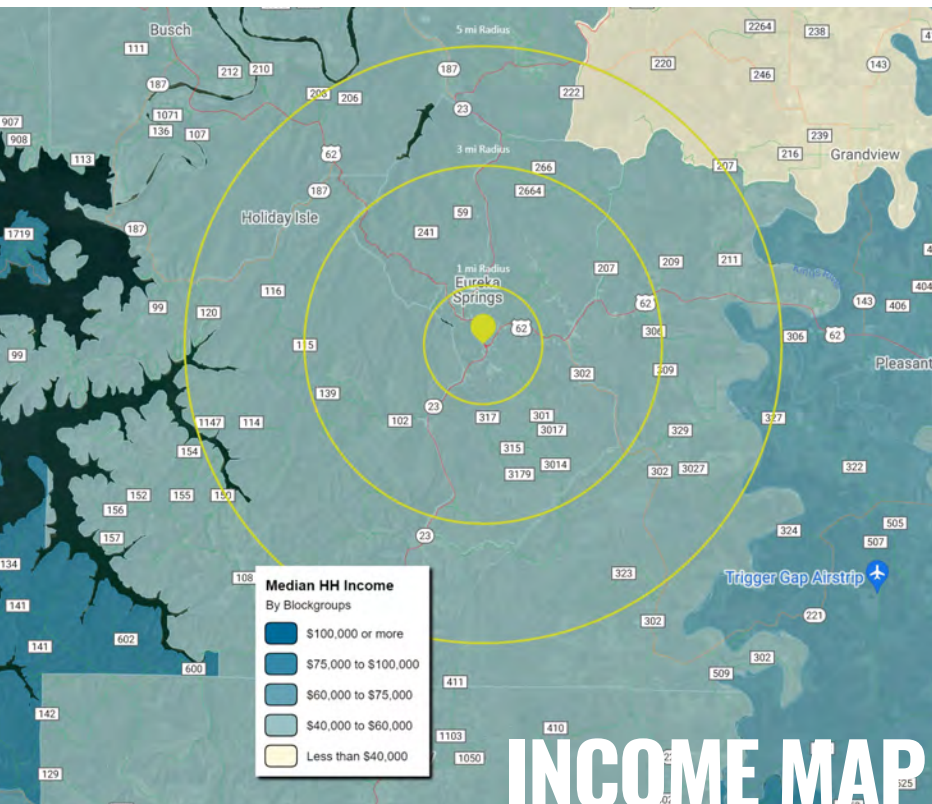
## NEIGHBORHOOD VIBE

MIKE PETTIT

314.818.1550 (OFFICE)

636.288.5412 (MOBILE)

Mike@LocationCRE.com



### ANNUAL DEMOGRAPHICS

#### POPULATION



**1 MILE**  
1,099

**3 MILES**  
3,204

**5 MILES**  
4,364

#### HOUSEHOLDS



**1 MILE**  
516

**3 MILES**  
1,603

**5 MILES**  
2,175

#### AVG HH INCOME



**1 MILE**  
\$53,269

**3 MILES**  
\$53,182

**5 MILES**  
\$51,794

Eureka Springs, with a population of approximately 2500, is located in northwest Arkansas in the heart of the Ozark Mountains near Beaver Lake. Branson, Missouri is only 45 miles northwest. Secluded and peaceful with winding mountainside streets, Eureka Springs, Arkansas has flair like no other town. Streets are lined with Victorian homes hugging cliff sides, and the entire downtown area is on the National Register of Historic Places. Eureka Springs, Arkansas has block after block of one-of-a-kind shops, boutiques, fine art galleries, craft emporiums, spas, museums, and restaurants. Festivals and events span everything from blues, jazz, and opera to car shows to UFOs, antiques and the arts.

Located near the growing thoroughfares of highways 62, 23 and 412, and an hour away from Interstate 49, Eureka Springs and Carroll County are located centrally to several airports. One of the world's largest trucking firms is located about 40 miles away.

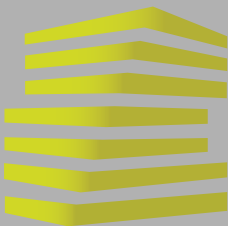
Eureka Springs and Carroll County host over 750,000 visitors yearly. While visitors come to Eureka Springs year around, March through December are the peak months for visitation. Tourism supports over 2,600 jobs in the county.



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# 104 HUNTSVILLE RD

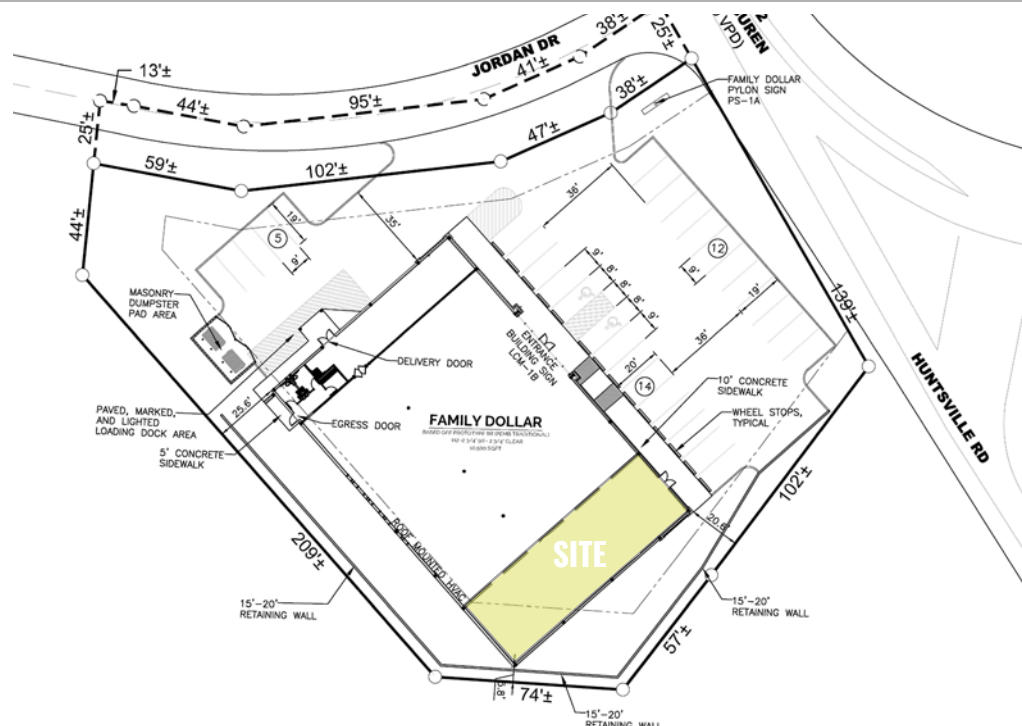
## SITE PLAN

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- **2,500 SF AVAILABLE IN EUREKA SPRINGS, AR**
- **30' WIDE X 90'2.75" DEEP**
- **END CAP**
- **RARE NEW CONSTRUCTION**
- **SUMMER 2022 DELIVERY**
- **YEAR-ROUND TOURIST DESTINATION**



REALTY  
RESOURCES  
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104 HUNTSVILLE RD

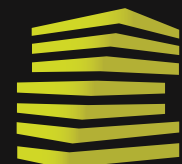
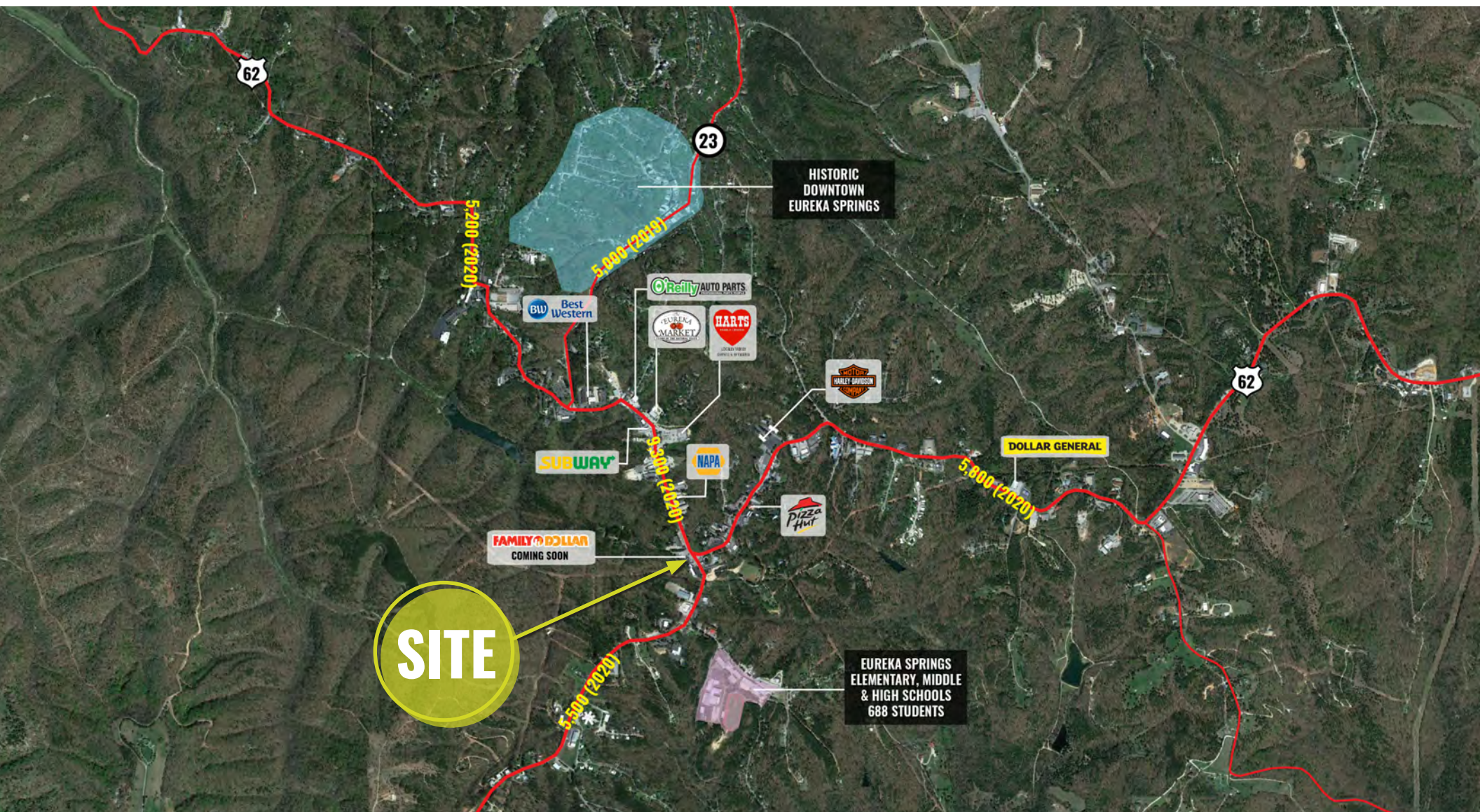
MARKET AERIAL

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