



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

515 SHERWOOD AVENUE
MENA | POLK COUNTY, AR
\$239,000

COMMERCIAL OPPORTUNITY



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

515 SHERWOOD AVENUE

PROPERTY PROFILE

LOCATION:

- 515 Sherwood Avenue
Mena, AR 71953
- Downtown Mena
- Polk County
- 1.7± Miles SE of
the Trails At Mena
- 12± Miles SE of the Queen
Wilhelmina State Park
- 59± Miles NE of Hochatown, OK
- 76± Miles W of Hot Springs
- 247± Miles NE of Dallas, TX

COORDINATES:

- 34.5833, -94.23645

PROPERTY USE:

- Commercial
- Investment
- Potential Income Producing

TAX INFORMATION:

- Parcel 6000-00423-000: \$324

PROPERTY INFORMATION:

- 0.08± Acre Lot
- 1,260± SqFt Renovated
Commercial Building
- 1,200± SqFt of Retail Space
- Apartment
 - Full Bathroom
 - Combined Living
and Bedroom Space
 - Small Kitchenette
 - Dishwasher
- 2-Car Garage
- Brick & Composite
Shake Storefront
- Ornate Fixtures and
Live Edge Shelving
- Double Bay Display Windows
- New Electrical & Plumbing
- New Paint & Sheetrock
- New HVAC & Roof
- Highway 71 Visibility
- Back & Front Parking
- Public Parking Nearby



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WELCOME TO 515 SHERWOOD AVENUE

WELCOME TO 515 SHERWOOD AVENUE IN THE HEART OF DOWNTOWN MENA, ARKANSAS, WHERE YOU COULD LAUNCH YOUR DREAM STARTUP BUSINESS OR RELOCATE AN EXISTING BUSINESS. Situated in the county seat of Polk County, Mena is quickly seeing its name listed as a premier town to live in where you can still enjoy the comforts of a rural lifestyle with amenities that serve nearly everyone's wish list. This property features a 1,260± square foot newly renovated commercial building right in the heart of the action.

Situated across from the historic KCS train depot that is home to the Mena Polk County Chamber of Commerce and the historic museum, the Sherwood Avenue area is a hub of activity serving not only the Mena Farmer's Market but also is the location for 1st Friday Festivals each month in addition to serving as a base camp for other festivals and parades.

Visitors will be drawn into the storefront displays that provide curbside visibility through the double bay display windows. Inside, they'll be impressed by the ornate fixtures and live edge shelving. Front-of-store parking is available along with additional public parking at the depot. Once inside, you will have over 1,200+/- square feet of retail space for customers, with additional square footage in the newly added apartment that was completed around 2022. The apartment has a full bath with shower and tub, a combined living and bedroom space, and a small kitchenette complete with dishwasher. The living space provides an instant opportunity as a rental (pending city approval) or for the storekeepers' quarters. The living space can be used as additional retail space or a multitude of other purposes.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT 515 SHERWOOD AVENUE

Beyond the apartment, you will find access to a two-car garage complete with full-sized automatic roll-up doors and a large double closet. Attic storage gives you additional ways to use this space. The building includes new HVAC from 2023 as well as a new roof from 2022. Other updates include a complete rework of the electrical and plumbing, fresh paint inside and out, new sheetrock, and a newly built tray ceiling—all giving you a fresh and inviting space to build and grow your business.

Business owners might be interested in knowing that the state estimates attracting 600± to 1,900± daily visitors by 2036, adding over 200,000± tourists annually to Mena's 5,000± residents, according to the Arkansas Times. Take advantage of this opportunity.

Contact Luke or Deedee Alston today to schedule a private showing or for more information.



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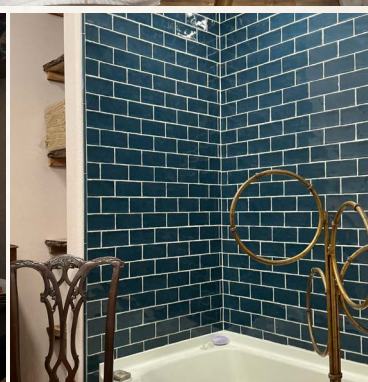
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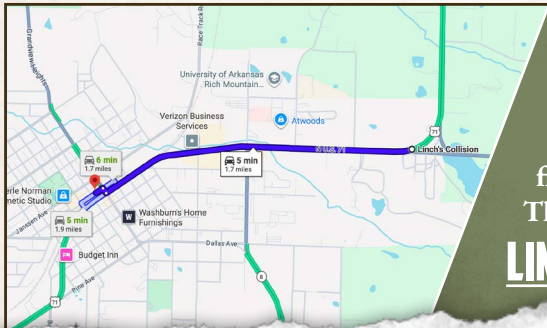
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land id. LINK



Directions From the Intersection of Highway 71 and AR-88 in Mena, AR: Travel north on Highway 71 for 1.6 miles. Turn right onto Mena Street and then immediately turn left at the first cross street onto Sherwood Avenue. The property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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