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FREESTANDING RETAIL BUILDING FOR SALE

9 Eagle Street, Vilonia, Arkansas



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Property Understanding

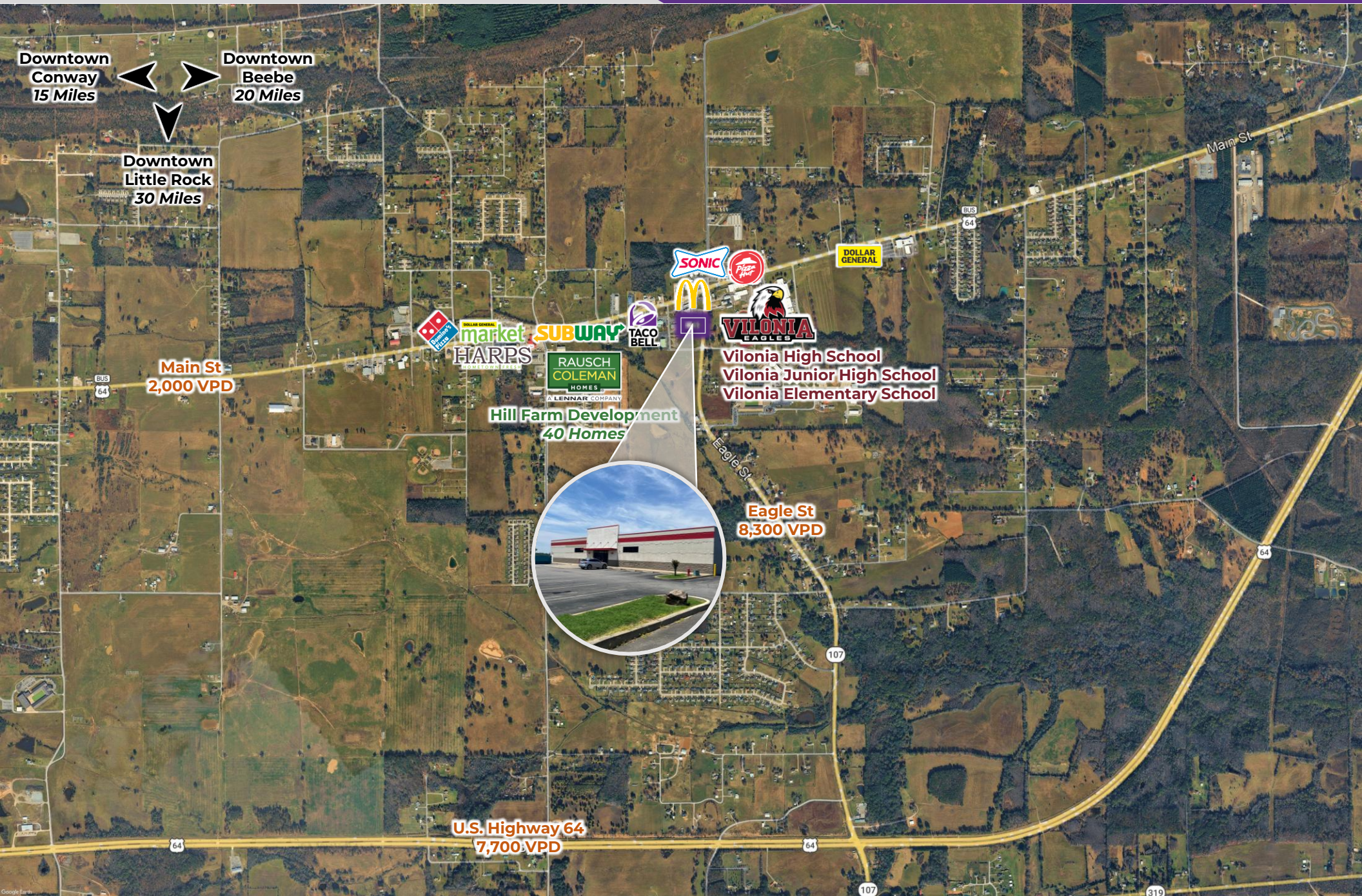
OVERVIEW

Offering & Price	For Sale \$1,400,000
Address	9 Eagle St, Vilonia, AR 72173
Property Type	Retail
Building & Lot Size	±16,644 SF ±1.76 Acres
Year Built	2012
Zoning	C-2
Parking	64 Surface Spaces (3.85/1,000 SF)
Traffic Counts	○ Eagle St – 8,300 VPD ○ Main St – 2,000 VPD

PROPERTY HIGHLIGHTS

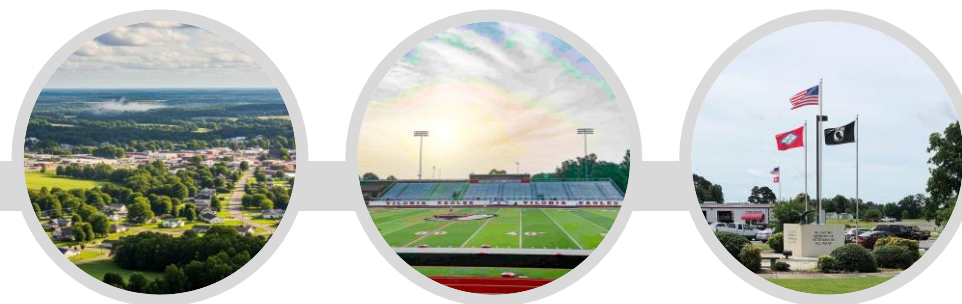
- Opportunity to acquire a ±16,644 SF freestanding retail building within Vilonia's primary commercial corridor, offering exceptional visibility and accessibility in one of Central Arkansas' fastest-growing communities.
- Situated directly across from Vilonia High School and less than one mile from Vilonia Elementary School and Vilonia Junior High School, providing consistent daily traffic from approximately 3,000 students, faculty, staff, and families.
- The building's large-format footprint provides flexibility for a variety of retail, fitness, entertainment, grocery, medical, educational, or service-oriented users.
- Located just off the signalized intersection of Main Street and Eagle Street, which sees a combined 10,300 vehicles per day, delivering strong visibility and customer access.
- Positioned near major national retailers, including McDonald's, Taco Bell, Subway, Sonic Drive-In, Pizza Hut, and other daily-needs destinations that drive consumer traffic.
- Vilonia's population has more than doubled since 2000 and continues to experience steady residential growth as families seek access to the area's highly regarded school district and convenient proximity to Conway, Cabot, and Little Rock.
- Few properties within Vilonia offer this combination of size, visibility, school proximity, and positioning within the city's primary retail corridor.







Vilonia, Arkansas



Located in rapidly growing Faulkner County, Vilonia is one of Central Arkansas' most attractive emerging retail and residential markets. Situated approximately 15 miles east of Conway, 20 miles north of Cabot, and less than 35 miles from downtown Little Rock, the community offers convenient access to major employment centers while maintaining its small-town character and highly regarded school system.

Vilonia's population has more than doubled since 2000, while Faulkner County has emerged as one of Arkansas' fastest-growing counties and now exceeds 134,000 residents. A major driver of Vilonia's growth is the highly regarded Vilonia School District, which serves more than 3,100 students across a growing multi-campus system. The district is one of the area's largest employers and has invested millions of dollars into facility improvements, technology upgrades, and campus modernization projects to accommodate continued enrollment growth.

In 2023, community leaders established the Vilonia Community Development Corporation to actively recruit new businesses, support entrepreneurs, and promote commercial investment throughout the city. These efforts have already produced tangible results, with numerous new businesses opening in recent years, including national brands and locally owned retailers, restaurants, professional service firms, and entertainment concepts.

Supported by strong demographics, expanding rooftops, an award-winning school system, and its strategic location between Conway, Cabot, and Little Rock, Vilonia is positioned for continued commercial growth and long-term economic success.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

6,459

11,394

37,316

2,239

4,015

13,888

37.8

38.5

39.9

\$104,913

\$102,838

\$97,950

101

145

398

**Demographic details based on property location*

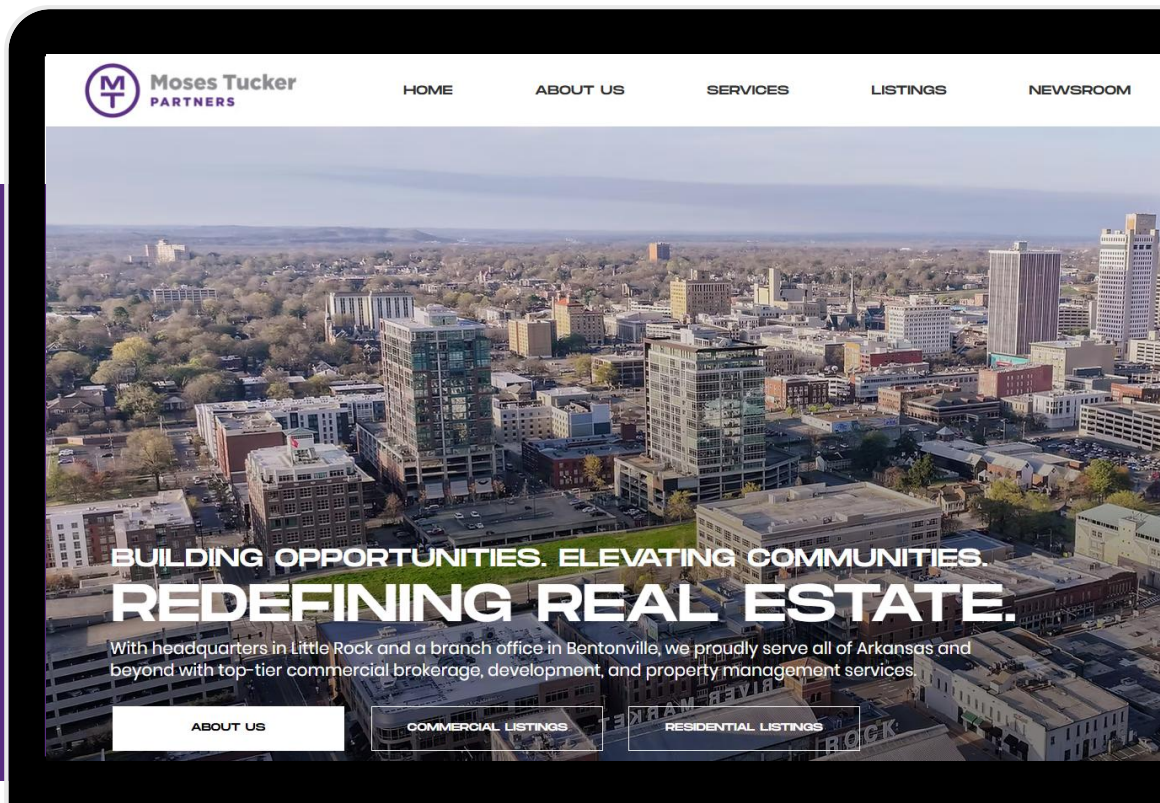
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