



401 N. 23rd Street
Paragould, AR

For Additional Information Contact:

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Gazaway Realty, Inc.

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Suite 9

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(870) 236-1115 Office

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FOR SALE

3200 SF Building
Paragould, AR



Property Features

3200 SF Building

\$199,900.00

Office Space

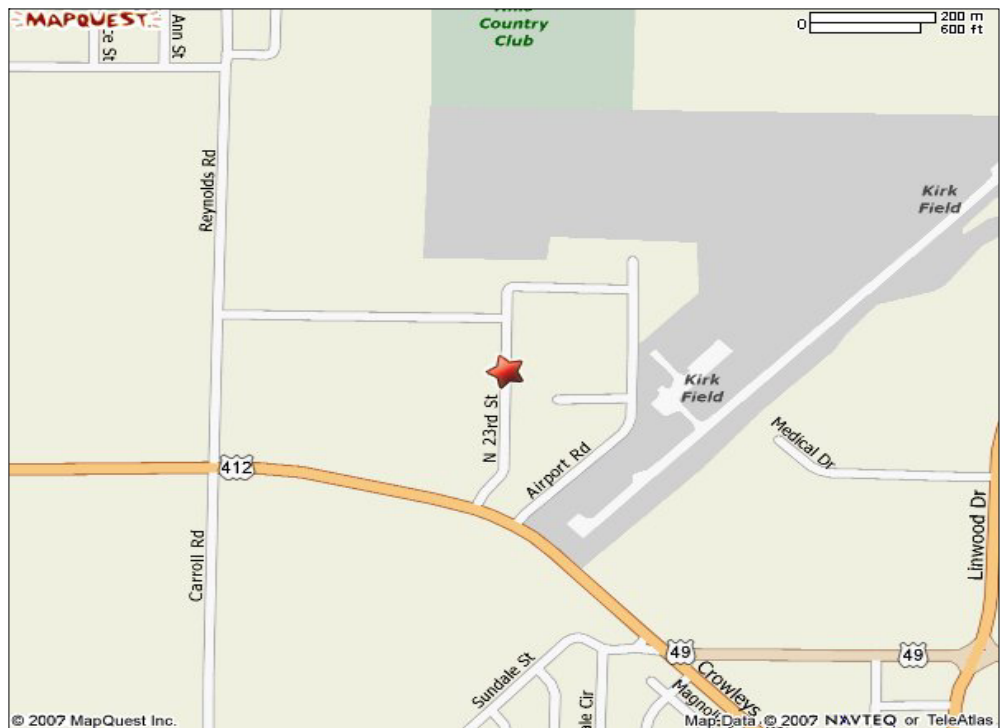
Shop Area

2 Entrances

Fenced

O/H Door
on Rear of Building

Across from new Lowe's



For more information,
please contact:

Jason Gazaway

Principal Broker

870.236.1115 Office

870-215-1300 Cell

jgazaway@gazawayrealty.com

2210 W. Kingshighway, Ste 9

Paragould, AR 72450

WAL*MART

ACE
Hardware

chili's

Berk

Pizza Inn

Small red logo

LOWE'S
Home Improvement Warehouse

SUBJECT

AutoZone

HURGER KING

Red outline of subject property





Site Type: Radius	401 N 23rd St Paragould, AR 72450 Radius: 1.0 mile	401 N 23rd St Paragould, AR 72450 Radius: 3.0 mile	401 N 23rd St Paragould, AR 72450 Radius: 5.0 mile
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2008 Population

Total Population	2,860	22,396	27,159
Male Population	48.0%	48.1%	48.4%
Female Population	52.0%	51.9%	51.6%
Median Age	41.2	38.0	37.8

2008 Income

Median HH Income	\$47,296	\$39,472	\$40,044
Per Capita Income	\$26,955	\$22,391	\$21,850
Average HH Income	\$62,659	\$53,649	\$53,141

2008 Households

Total Households	1,306	9,273	11,051
Average Household Size	2.11	2.36	2.41
1990-2000 Annual Rate	2.35%	1.64%	1.75%

2008 Housing

Owner Occupied Housing Units	63.3%	58.4%	60.6%
Renter Occupied Housing Units	25.7%	31.3%	29.2%
Vacant Housing Units	11.0%	10.3%	10.2%

Population

1990 Population	2,034	18,008	21,433
2000 Population	2,501	20,856	25,071
2008 Population	2,860	22,396	27,159
2013 Population	3,075	23,704	28,884
1990-2000 Annual Rate	2.09%	1.48%	1.58%
2000-2008 Annual Rate	1.64%	0.87%	0.97%
2008-2013 Annual Rate	1.46%	1.14%	1.24%

In the identified market area, the current year population is 27,159. In 2000, the Census count in the market area was 25,071. The rate of change since 2000 was 0.97 percent annually. The five-year projection for the population in the market area is 28,884, representing a change of 1.24 percent annually from 2008 to 2013. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	900	7,249	8,459
2000 Households	1,135	8,526	10,060
2008 Households	1,306	9,273	11,051
2013 Households	1,410	9,864	11,810
1990-2000 Annual Rate	2.35%	1.64%	1.75%
2000-2008 Annual Rate	1.72%	1.02%	1.15%
2008-2013 Annual Rate	1.54%	1.24%	1.34%

The household count in this market area has changed from 10,060 in 2000 to 11,051 in the current year, a change of 1.15 percent annually. The five-year projection of households is 11,810, a change of 1.34 percent annually from the current year total. Average household size is currently 2.41, compared to 2.44 in the year 2000. The number of families in the current year is 7,406 in the market area.

Housing

Currently, 60.6 percent of the 12,312 housing units in the market area are owner occupied; 29.2 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 11,009 housing units— 60.4 percent owner occupied, 31.0 percent renter occupied and 8.6 percent vacant. The rate of change in housing units since 2000 is 1.37 percent. Median home value in the market area is \$98,076, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.79 percent annually to \$102,024. From 2000 to the current year, median home value changed by 4.72 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$24,239	\$19,964	\$20,208
2000 Median HH Income	\$36,274	\$30,221	\$30,887
2008 Median HH Income	\$47,296	\$39,472	\$40,044
2013 Median HH Income	\$54,606	\$46,182	\$46,839
1990-2000 Annual Rate	4.11%	4.23%	4.33%
2000-2008 Annual Rate	3.27%	3.29%	3.2%
2008-2013 Annual Rate	2.92%	3.19%	3.18%
Per Capita Income			
1990 Per Capita Income	\$12,962	\$10,445	\$10,201
2000 Per Capita Income	\$21,243	\$18,056	\$17,635
2008 Per Capita Income	\$26,955	\$22,391	\$21,850
2013 Per Capita Income	\$31,843	\$26,411	\$25,666
1990-2000 Annual Rate	5.06%	5.63%	5.63%
2000-2008 Annual Rate	2.93%	2.64%	2.63%
2008-2013 Annual Rate	3.39%	3.36%	3.27%
Average Household Income			
1990 Average Household Income	\$31,270	\$25,519	\$25,354
2000 Average Household Income	\$51,144	\$44,152	\$43,780
2008 Average HH Income	\$62,659	\$53,649	\$53,141
2013 Average HH Income	\$73,845	\$63,009	\$62,168
1990-2000 Annual Rate	5.04%	5.63%	5.61%
2000-2008 Annual Rate	2.49%	2.39%	2.38%
2008-2013 Annual Rate	3.34%	3.27%	3.19%

Households by Income

Current median household income is \$40,044 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$46,839 in five years. In 2000, median household income was \$30,887, compared to \$20,208 in 1990.

Current average household income is \$53,141 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$62,168 in five years. In 2000, average household income was \$43,780, compared to \$25,354 in 1990.

Current per capita income is \$21,850 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,666 in five years. In 2000, the per capita income was \$17,635, compared to \$10,201 in 1990.

Population by Employment

Total Businesses	313	1,238	1,453
Total Employees	2,518	13,352	15,876

Currently, 91.7 percent of the civilian labor force in the identified market area is employed and 8.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.8 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 35.3 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.2 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 17.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 40.7 percent were high school graduates only (29.6 percent in the U.S.)
- 3.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.4 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)