

FREE STANDING RESTAURANT SPACE FOR LEASE OR SALE

1625 E Highway 412 | Siloam Springs, AR 72761



MATT HAIRSTON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

FREE STANDING RESTAURANT SPACE FOR LEASE OR SALE

1625 E Highway 412 | Siloam Springs, AR 72761

AVAILABLE

±3,098 SF

1.17 Acres

PRICE

Lease: \$18 | NNN

Sale: \$875,000

COMMENTS

- Rare Available Drive Through
- .25 miles to Cherokee Casino
- Rare 1.17 Acre Parcel

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,710	21,098	25,373	38,659
AVERAGE HH INCOME	\$59,395	\$77,144	\$78,139	\$78,827
TOTAL HH	1,012	7,411	8,949	13,811

TRAFFIC COUNTS

Hwy 412 - 80,000 VPD



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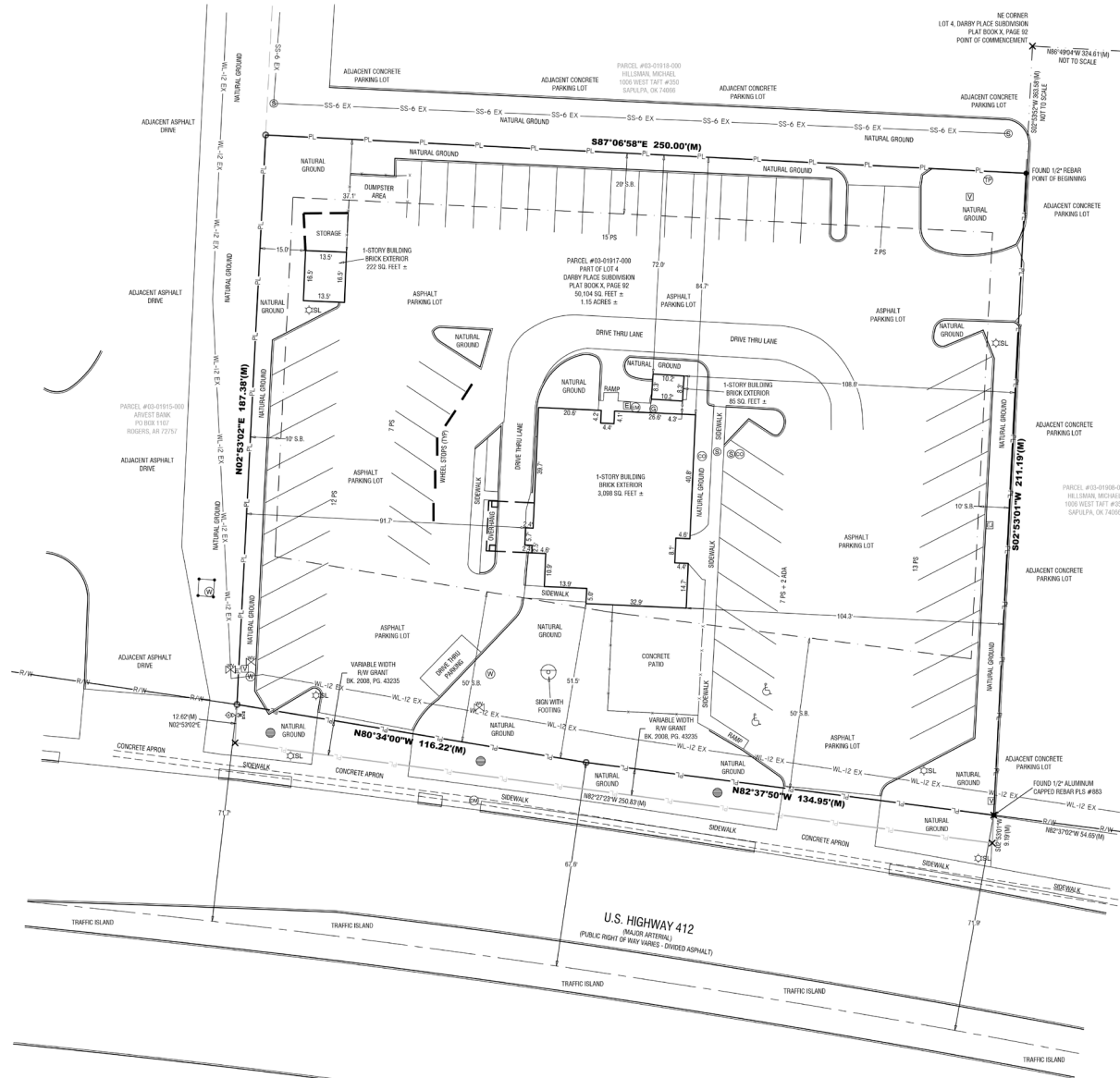
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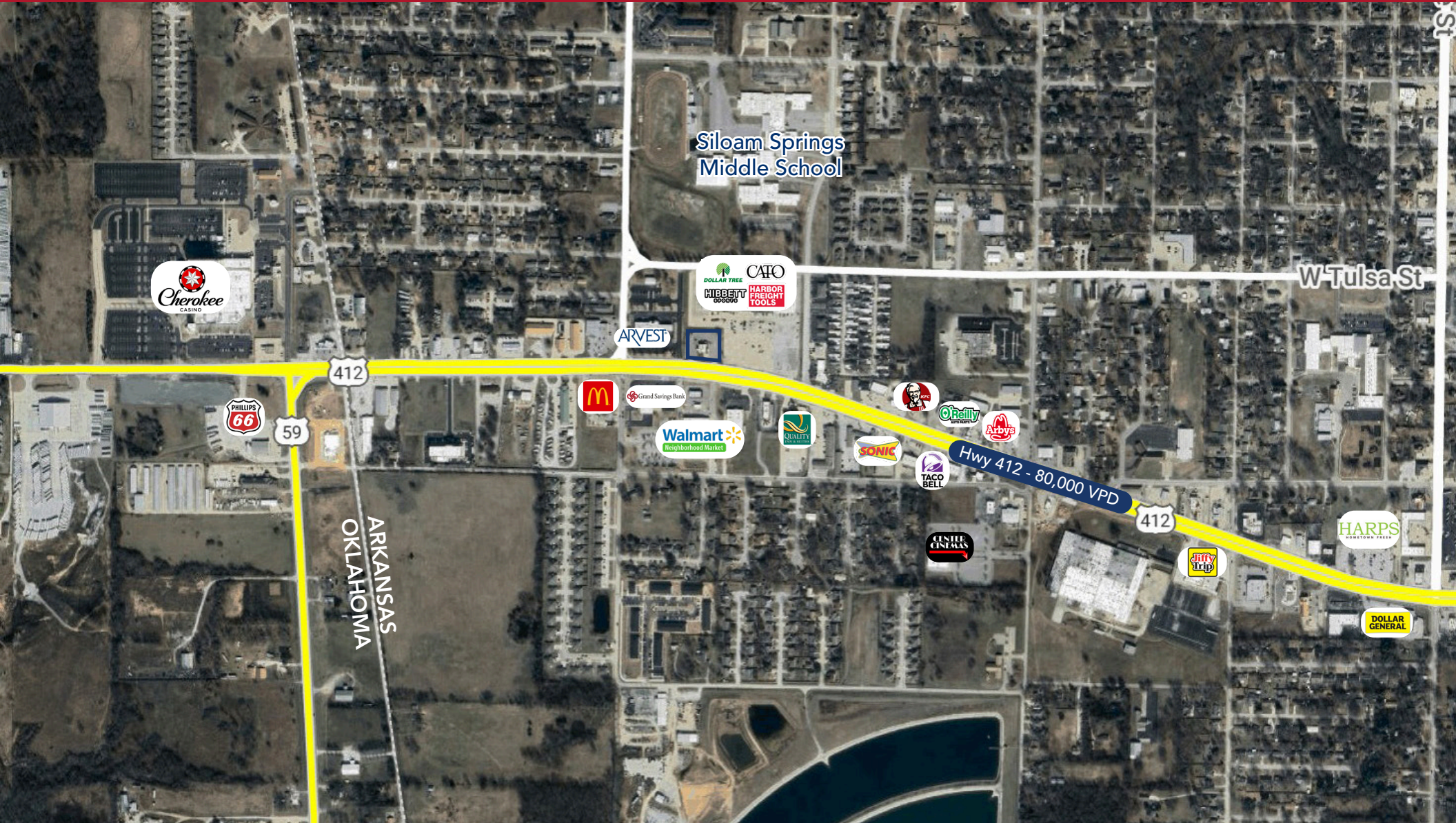
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
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