1198 W. Keiser Ave | Osceola, AR 72370



GARY SMITH DIR OF BUSINESS DEVELOPMENT | PARTNER O 501.375.3200 | D 501.244.7509 gsmith@kelleycp.com



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#### AVAILABLE

±18,000 SF Retail Showroom/Storage ±9,000 SF Warehouse ±6,000 SF Covered Storage Shed

#### SALE PRICE

\$1,100,000

#### LEASE PRICE

Retail Space: \$9.00/SF NNN Warehouse Space: \$5.50/SF NNN

#### COMMENTS

- Well positioned with excellent visibility near the intersection of Hwy 61 and W. Keiser Ave
- Located just four miles from I-55
- Ample parking
- Showroom is fully sprinkled
- All three buildings are fenced in ±6.23 acres

#### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,387	6,682	7,606	10,353
AVERAGE HH INCOME	\$62,535	\$61,103	\$58,401	\$61,703
TOTAL HH	1,721	2,636	2,969	3,996

#### **TRAFFIC COUNTS**

W. Keiser Ave: 12,830 VPD Blues Hwy/61: 5,820 VPD

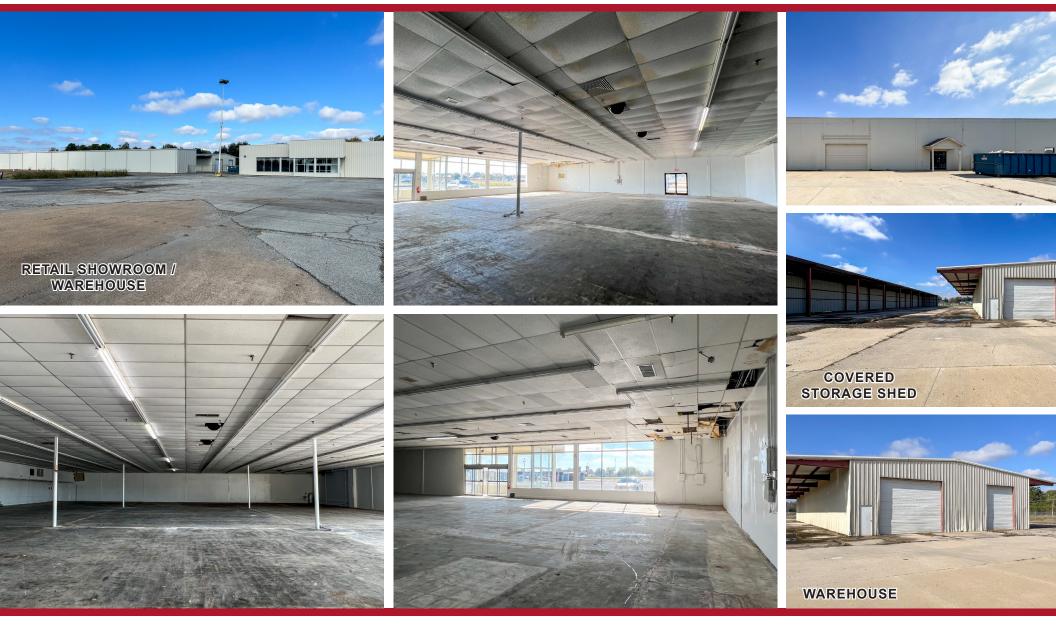
#### GARY SMITH

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# **BIG DADDY SHOPPING Jackson Hewitt** South MissCo Hubbard & Hoke FURNITURE Nutrition DSCEOLA 2.830 VPD FASTENAL STRUCTURE STRUCTURE actaore AMERICAN GREETINGS



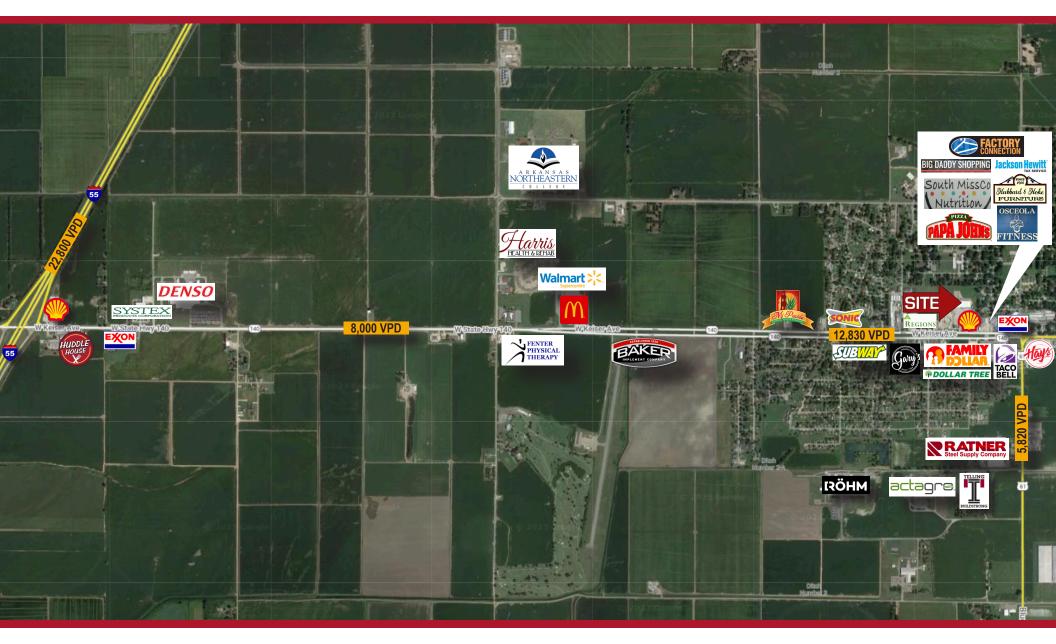
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#### ABOUT KELLEY COMMERCIAL PARTNERS

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.



GARY SMITH DIR OF BUSINESS DEVELOPMENT | PARTNER



JIM DAILEY VP OF GOVERNMENT RELATIONS BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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