

RETAIL SHOWROOM & WAREHOUSE SPACE FOR SALE OR LEASE

1198 W. Keiser Ave | Osceola, AR 72370



GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER

📞 501.375.3200 | 📠 501.244.7509

gsmith@kelleycp.com

JIM DAILEY

VP OF GOVERNMENT RELATIONS

📞 501.375.3200 | 📠 501.244.7569

jdailey@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

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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



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RETAIL SHOWROOM /
WAREHOUSE



COVERED
STORAGE SHED



WAREHOUSE

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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

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



kelleycp.com | [in](#) [f](#) [@](#)

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RETAIL ADVISORS