

DRIVE-THRU RESTAURANT SPACE FOR LEASE

Shoppes at Har-Ber Lakes | 7022 W Sunset Ave | Springdale, AR 72762



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AVAILABLE

7022 W. Sunset Ave
Suite 1: 2,444 SF

LEASE RATE

\$27.50 | NNN

HIGHLIGHTS

- Move in ready restaurant space with outdoor patio seating
- Equipped with a walk-in freezer
- Harps-anchored neighborhood center
- 1 mile West of Interstate 49
- Directly behind Har-Ber Meadows Community
- Very desirable co-tenants such as Tropical Smoothie, Jersey Mikes, Red Kite Coffee Company, Anytime Fitness, and many more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,002	30,017	81,686	262,155
AVERAGE HH INCOME	\$136,114	\$130,825	\$115,328	\$111,597
TOTAL HH	1,464	10,629	28,326	100,649

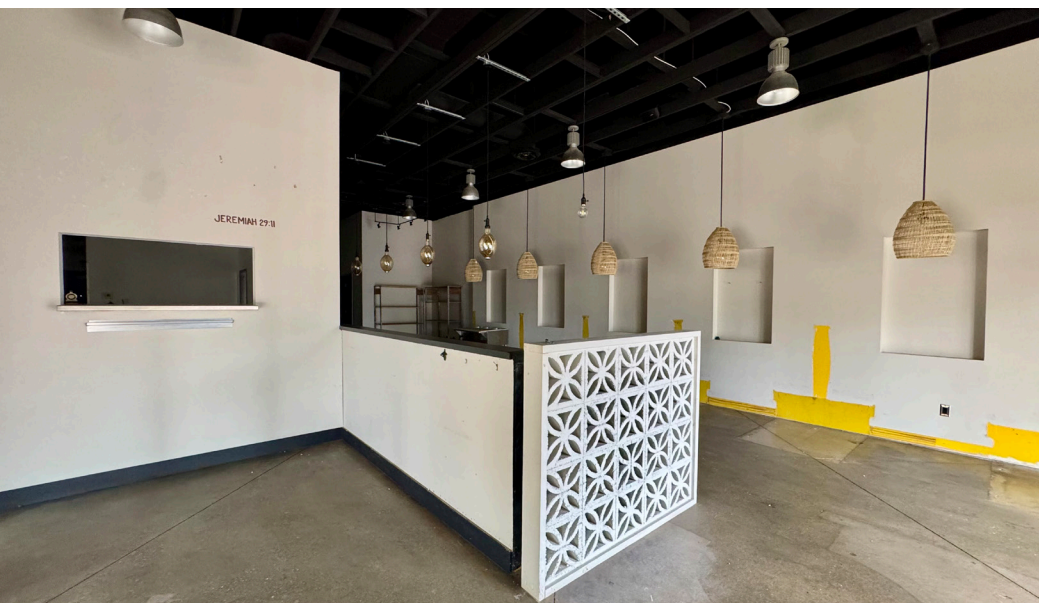
TRAFFIC COUNTS

Hwy 412 - 34,075 VPD



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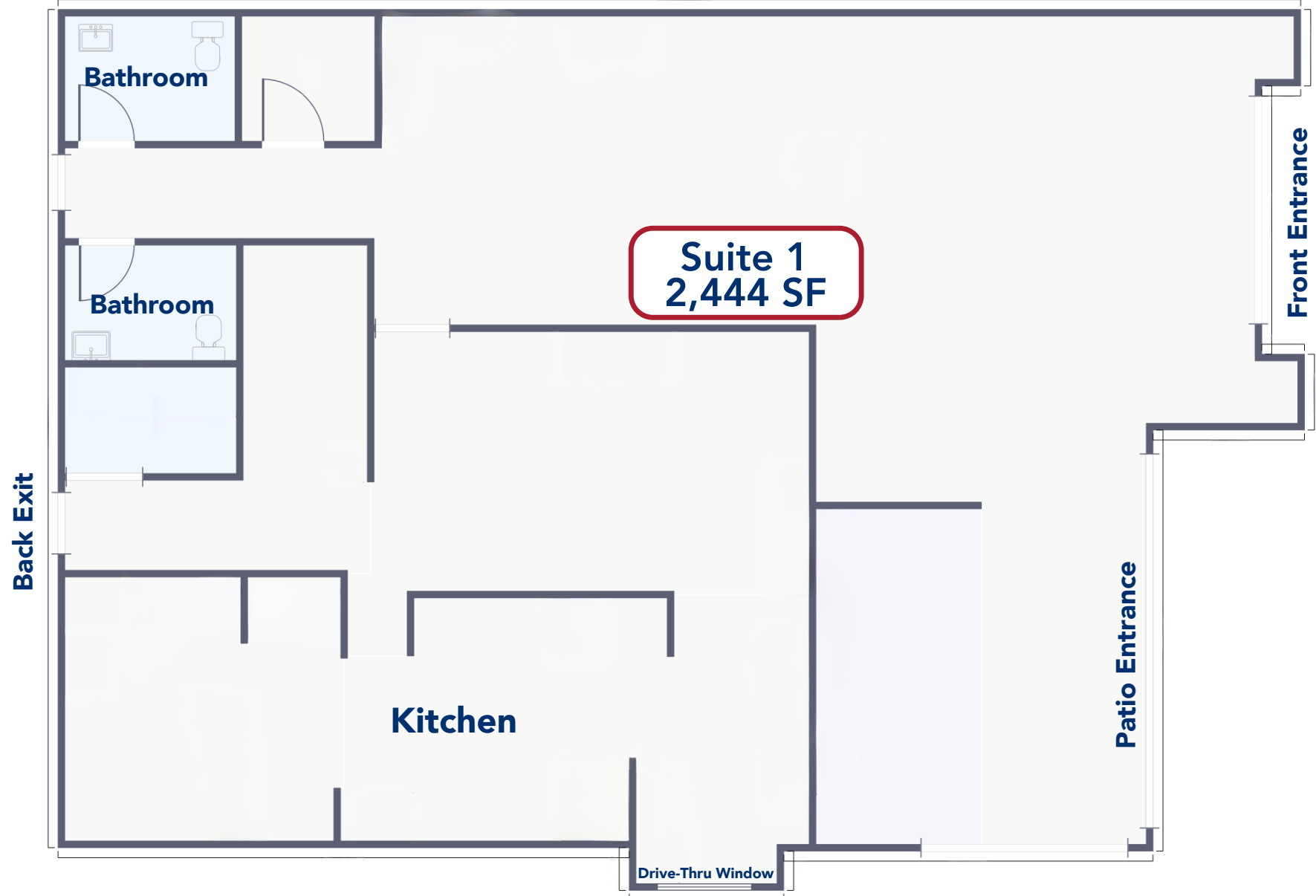


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ABOUT KELLEY COMMERCIAL PARTNERS

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

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