

C-STORE / GAS STATION FOR SALE

13622 Sardis Rd | Mabelvale, AR 72103



DREW LANING

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±3,000 SF Convenience Store on ±0.65 acres

PRICE

\$1,000,000

COMMENTS

- Prime C-store location with 157' of frontage on Sardis Rd with two curb cuts
- All FFE conveys, including all coolers and shelving
- Six (6) gas pumps with a canopy
- 12 parking spaces

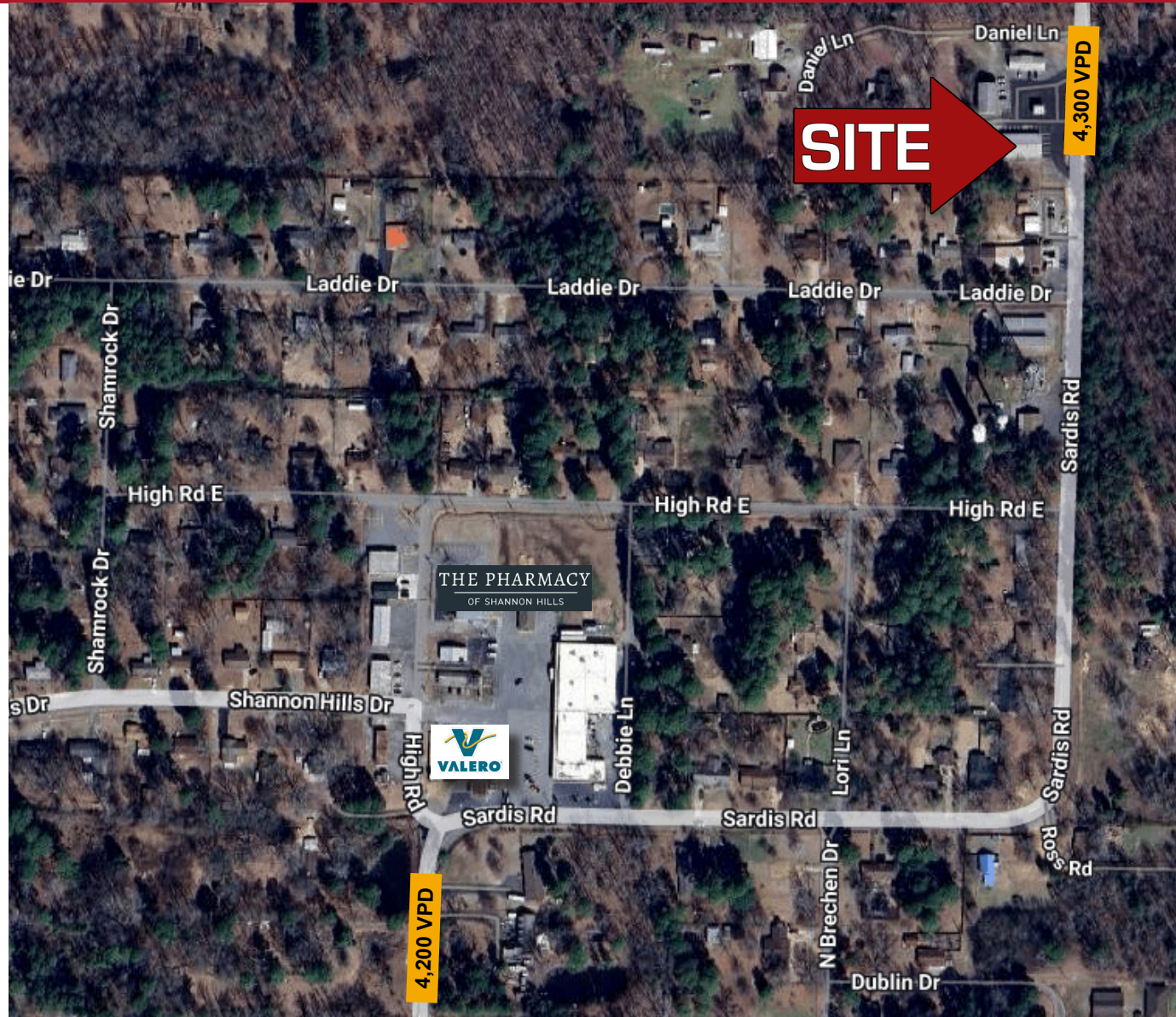
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,312	21,481	64,706	235,502
AVERAGE HH INCOME	\$72,975	\$74,477	\$73,522	\$85,942
TOTAL HH	893	8,003	25,255	98,415

TRAFFIC COUNTS

I-30: 85,000 VPD

Sardis Rd: 4,300 VPD



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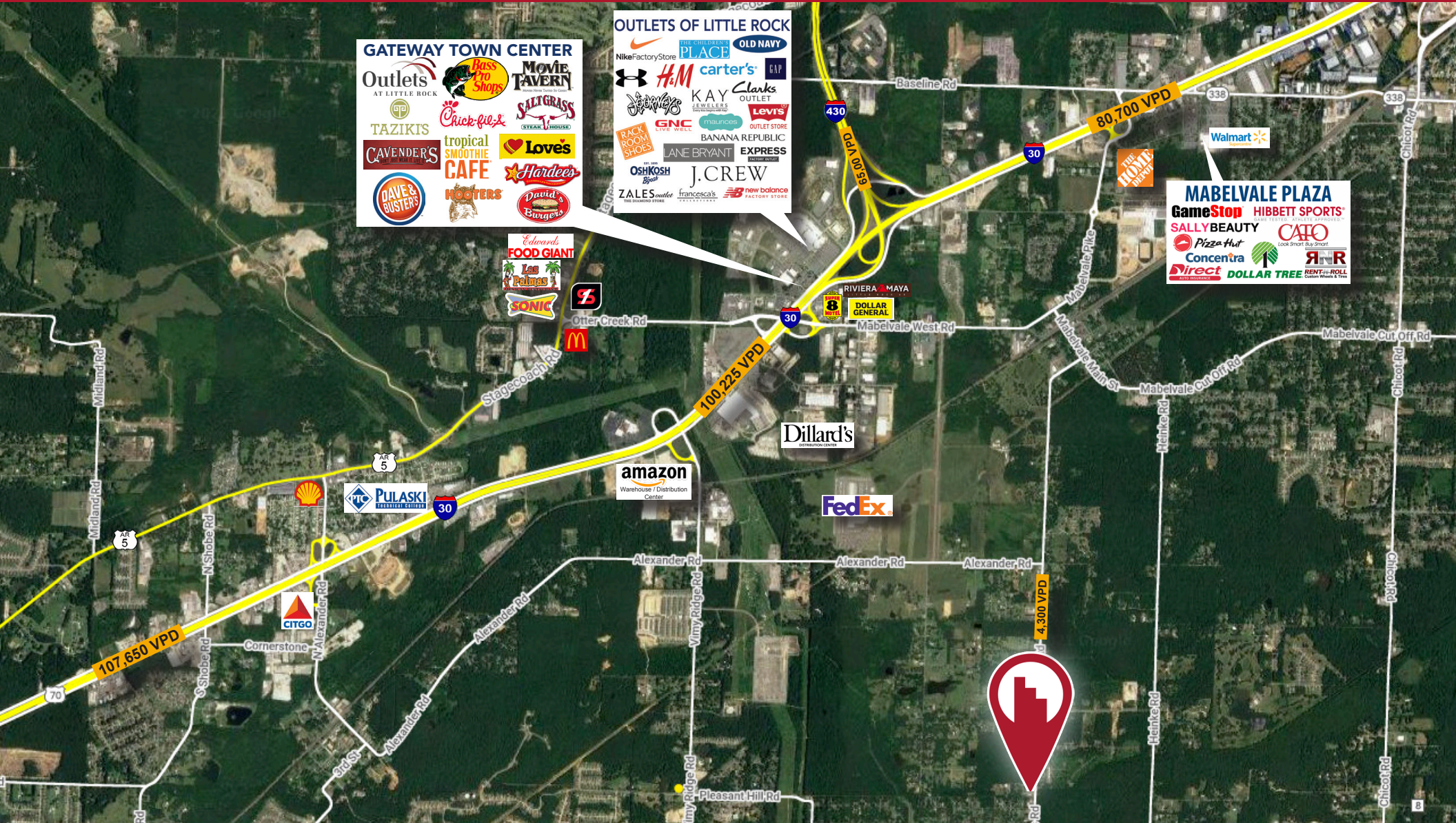
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ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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