

FREE STANDING OFFICE BUILDING WITH INCOME PRODUCING CELL TOWER LEASE

5215 Kelley Hwy | Fort Smith, AR 72904



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

O 479.695.8268 | C 501.951.6300

jmoore@kelleycp.com

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AVAILABLE

Building Size: 3,200 SF
 Lot Size: 2.56 AC
 Price: \$325,000
 Zoning: PZD (Planned Zoning District)
 Annual Income: \$13,800

PROPERTY HIGHLIGHTS

- Long-Term Cell Tower Lease generating approximately \$13,800 in passive income
- Functional layout suitable for retail, office, or flex users
- Frontage along Kelley Highway with strong daily traffic counts
- Surrounded by Schools and well-established residential neighborhoods
- Easy access to major thoroughfares and regional connectivity
- Strong positioning for owner-user or investors seeking stabilized income

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,213	44,382	88,715	144,751
AVERAGE HH INCOME	\$56,651	\$65,895	\$75,179	\$86,837
TOTAL HH	2,782	17,363	35,520	58,651

TRAFFIC COUNTS

Kelley Hwy - 15,862 VPD
 I 540 - 42,942 VPD



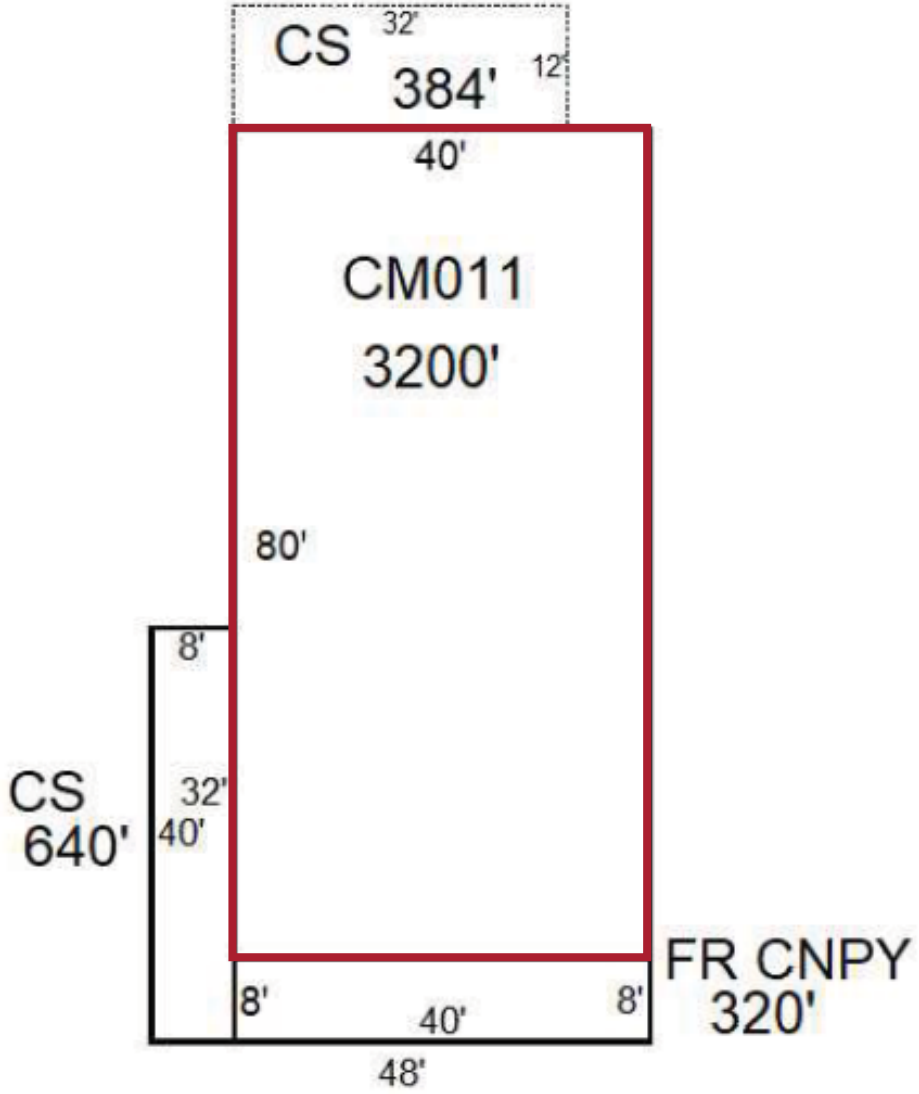
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Imagery Date: 10/9/2025 35°24'16.90"N 94°22'21.46"W

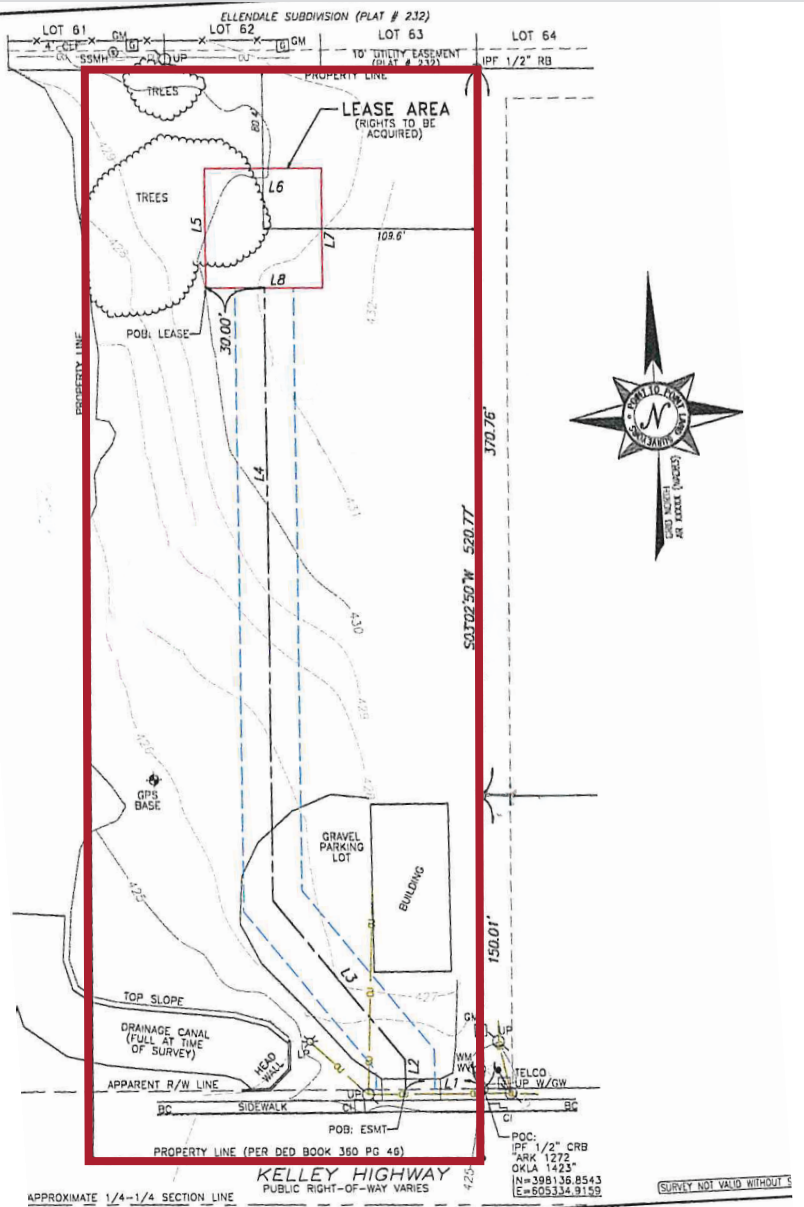
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Building Plan



Land Survey



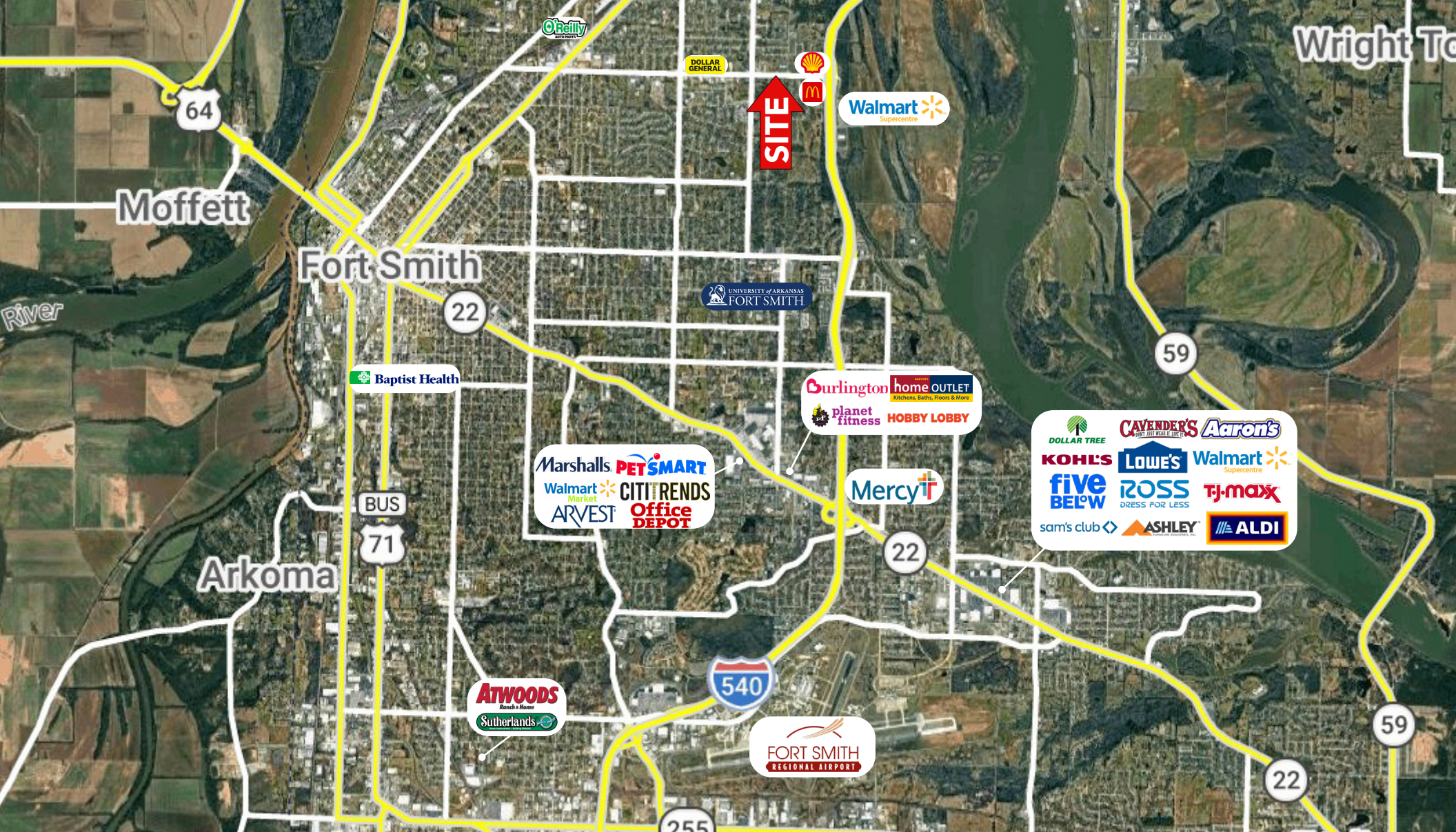
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SURVEY NOT VALID WITHOUT THIS SURVEYOR'S SIGNATURE

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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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