

FREESTANDING RESTAURANT PROPERTY FOR LEASE

115 E. Harrell Dr | Russellville, AR 72802



KINDLEY WASSON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

FREESTANDING RESTAURANT PROPERTY FOR LEASE

115 E. Harrell Dr | Russellville, AR 72802

AVAILABLE

±5,135 SF Freestanding Restaurant Property

PRICE

\$18.00/SF NNN

COMMENTS

- Prime location just off I-40, offering exceptional accessibility and high visibility from the highway
- Prominent signage opportunities for maximum exposure
- Interior includes dedicated seating and bar areas, perfect for a restaurant setup
- Equipped with a grease trap and vent hood, ready for immediate use
- Located near several nationally recognized hotel brands, ensuring a steady flow of potential customers

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,861	25,988	36,948	60,581
AVERAGE HH INCOME	\$65,963	\$70,235	\$76,370	\$79,229
TOTAL HH	1,433	10,217	14,522	23,747

TRAFFIC COUNTS

I-40: 37,000 VPD

Arkansas Ave: 18,850 VPD



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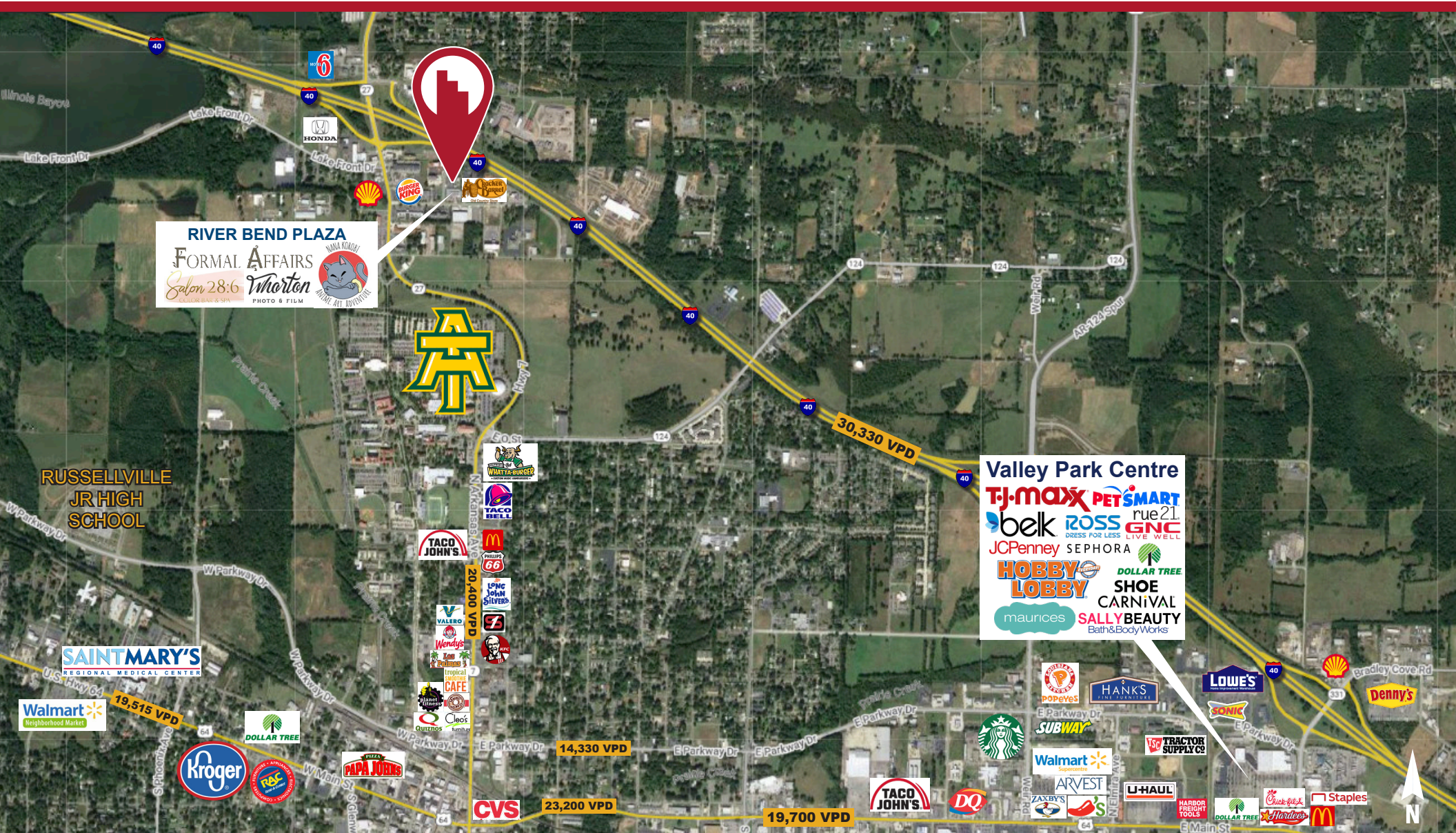
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ABOUT KELLEY COMMERCIAL PARTNERS

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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Springdale, AR 72762
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CHAINLINKS
RETAIL ADVISORS