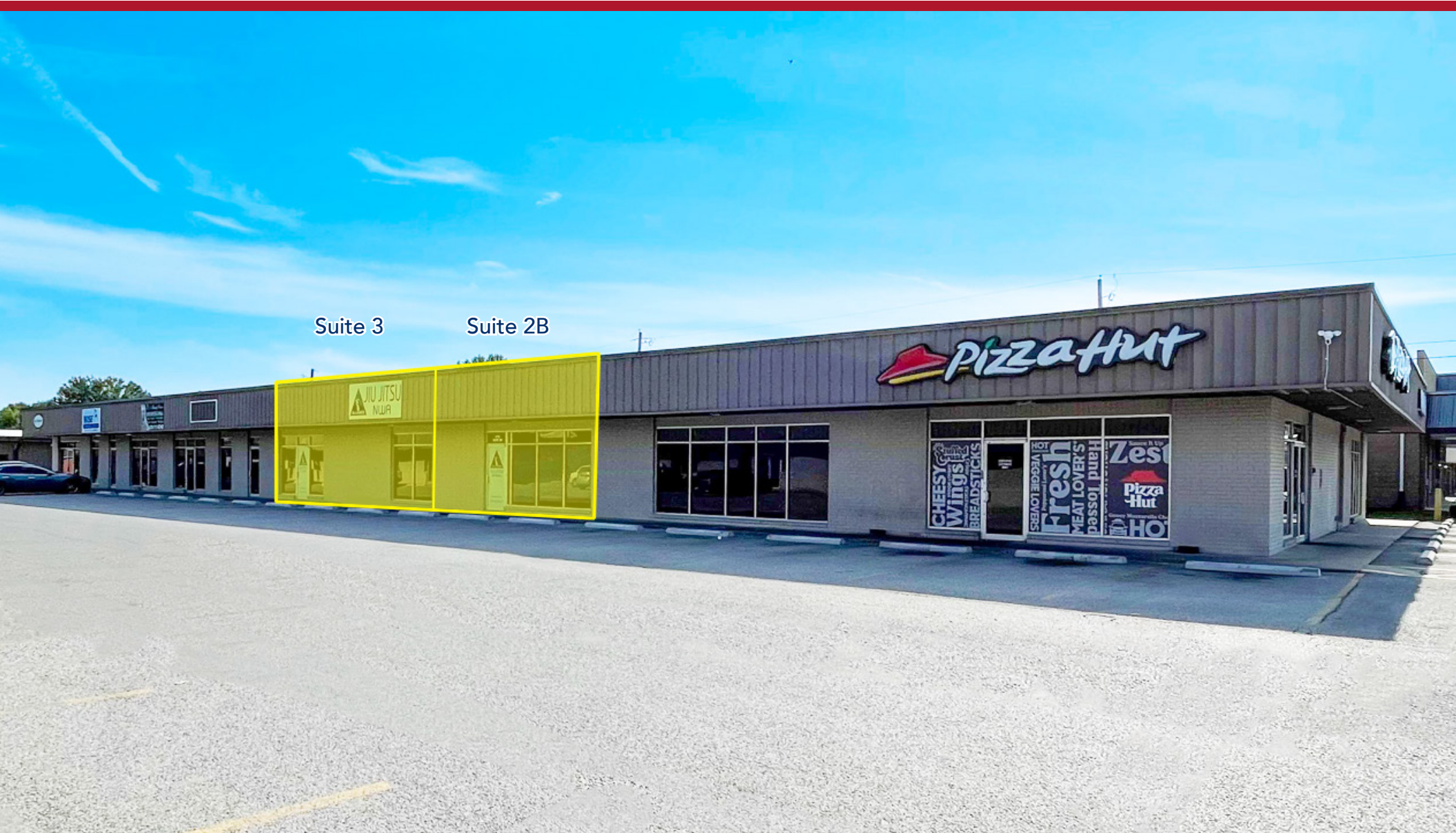


# SUITE FOR LEASE

Emily Plaza | 1772 W Sunset Ave | Springdale, AR 72762



Suite 3

Suite 2B

## MAGEE SHELTON

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## AVAILABLE

Building 1772

Suite 2B - ±2,500 SF

Suite 3 - ±1,400

## PRICE

Suite: \$12.00/SF NNN

## COMMENTS

- Excellent location for retail or office use
- High traffic area ensuring accessibility for potential customers
- Proximity to major retailers such as Walmart Neighborhood Market, Harps, Walgreens, and various other retailers, restaurants, and businesses

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,364	71,010	102,574	79,145
AVERAGE HH INCOME	\$93,841	\$92,793	\$103,474	\$105,108
TOTAL HH	3,291	24,034	36,305	26,839

## TRAFFIC COUNTS

Sunset Ave - 27,000 VPD

Thompson St - 31,000 VPD



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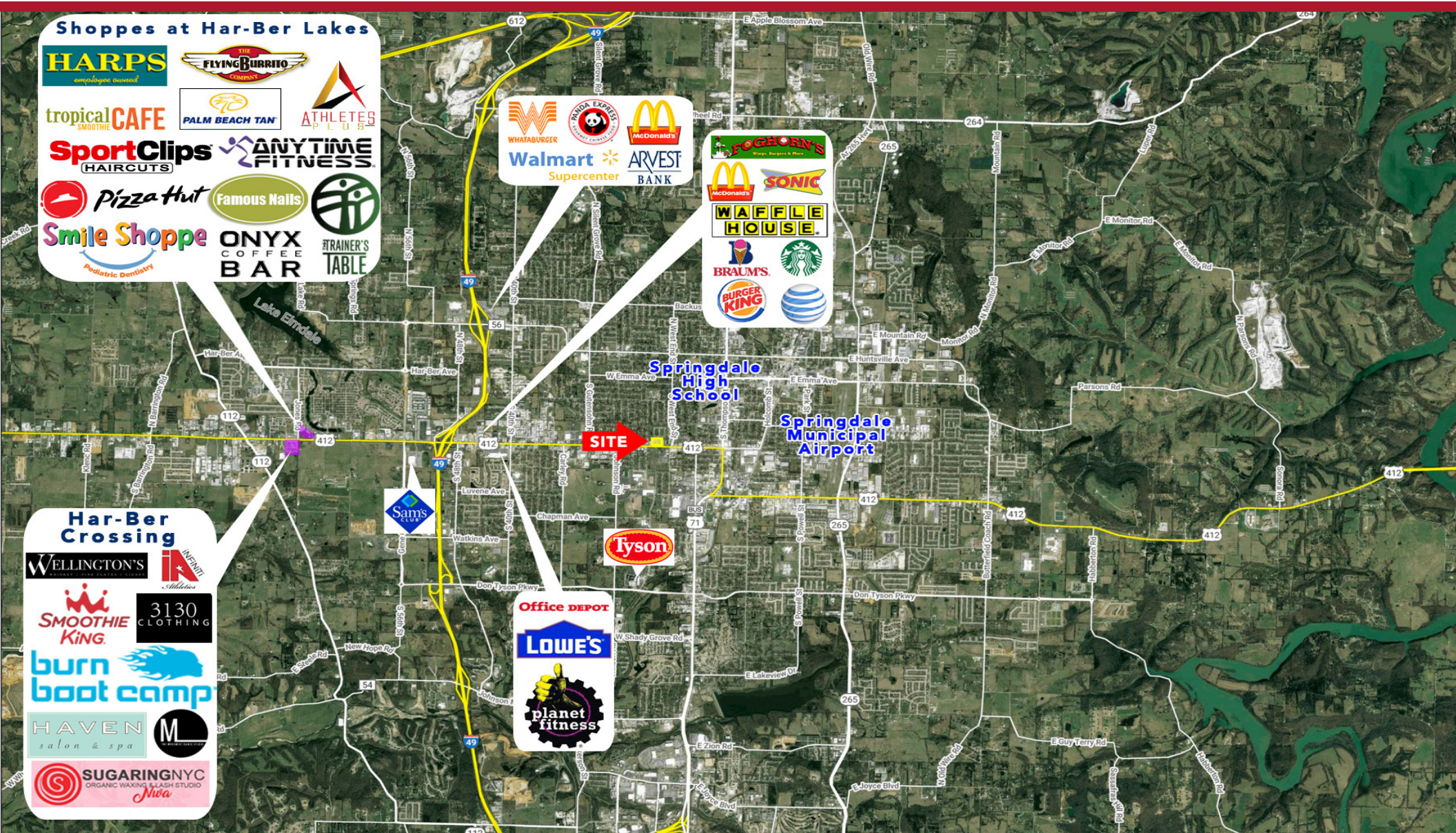
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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