

3906 KELLEY AVE, SPRINGDALE, AR

UPDATED OFFICE WITH WAREHOUSE FOR LEASE

CLINTON BENNETT
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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
5512 W WALSH LN, 201, ROGERS
479.254.7000
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PROPERTY HIGHLIGHTS

9,858 SF
AVAILABLE

\$15.25
LEASING RATE

NNN
RENT TYPE

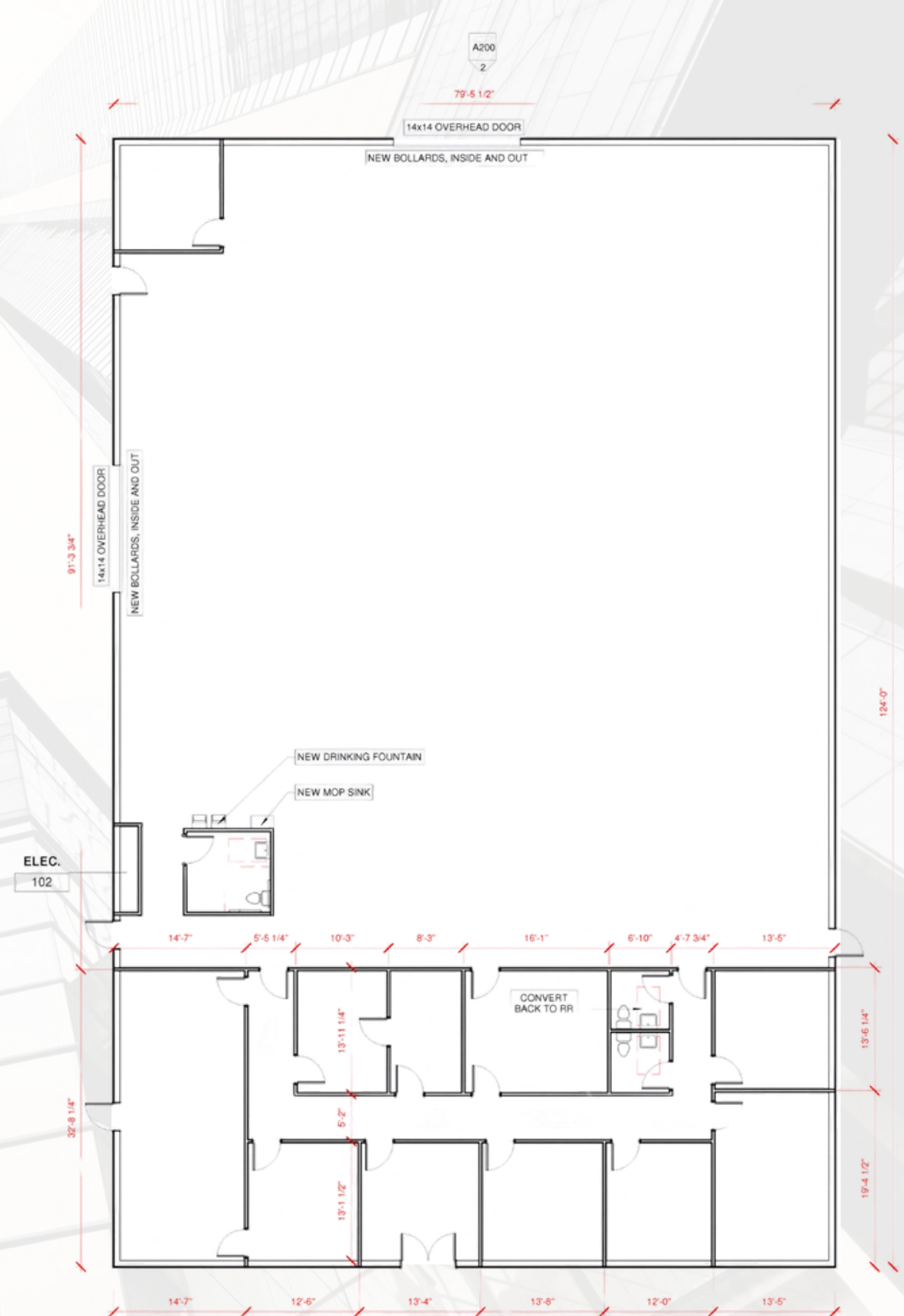
[🔗 VIRTUAL TOUR 🔗](#)

EXECUTIVE SUMMARY

3906 Kelley Ave in Springdale offers a versatile office, warehouse, and yard space opportunity with excellent access and visibility. The property is located directly off Highway 412, which sees approximately 35,000 vehicles per day, and is just 0.8 miles from Interstate 49.

The 9,858 SF available space provides a functional combination of office and warehouse areas. The building features two overhead doors, making it well suited for businesses requiring convenient loading, storage, and operational capabilities.

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INTERIOR PHOTOS



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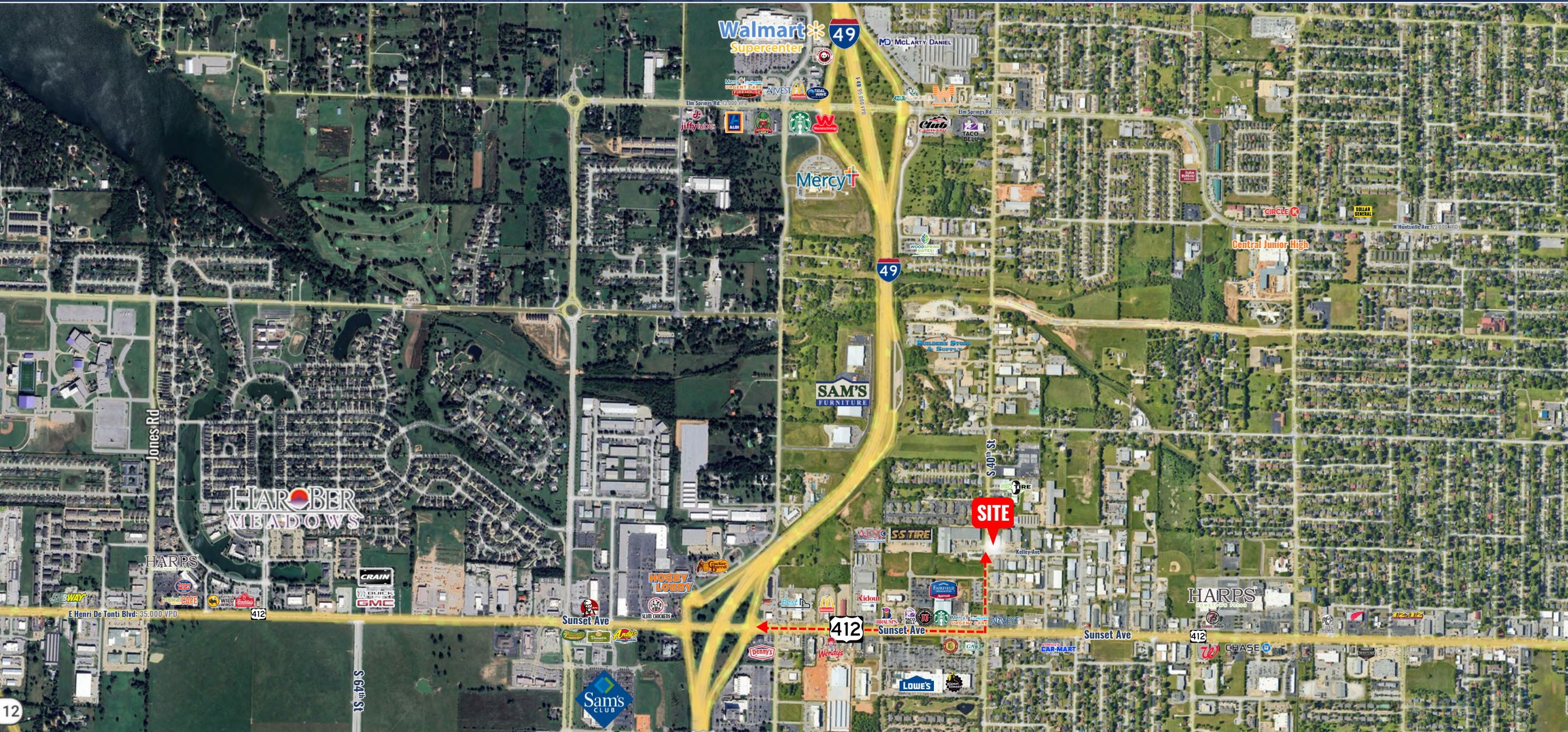
AERIAL VIEW



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AERIAL MAP VIEW



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AERIAL VIEW



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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

3906 Kelley Ave, Springdale, Arkansas, 72762

Ring: 3 mile radius

KEY FACTS


58,464
Population

34.2

Median Age


20,692
Households

\$61,118

Median Disposable Income

EDUCATION

19%

No High School Diploma



30%

High School Graduate



22%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$76,495

Median Household Income



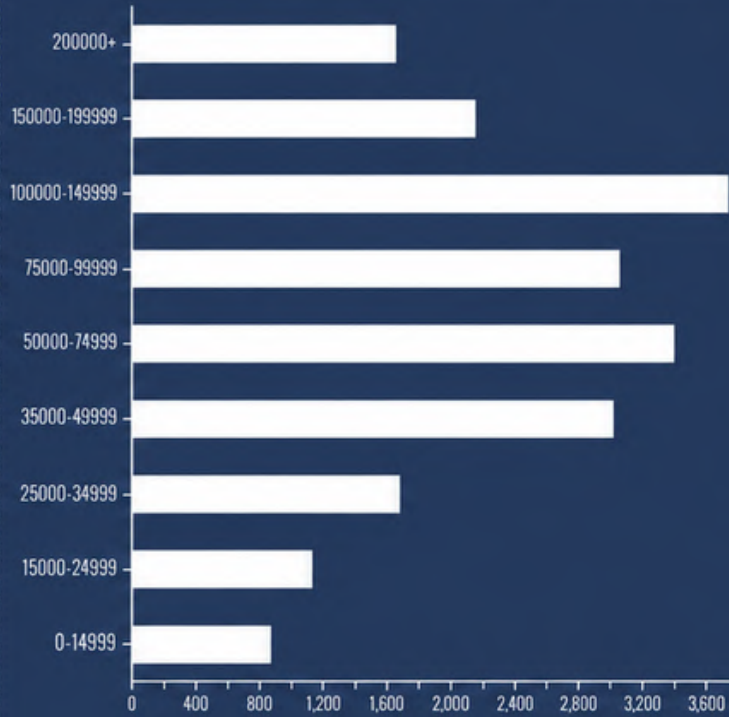
\$35,967

Per Capita Income

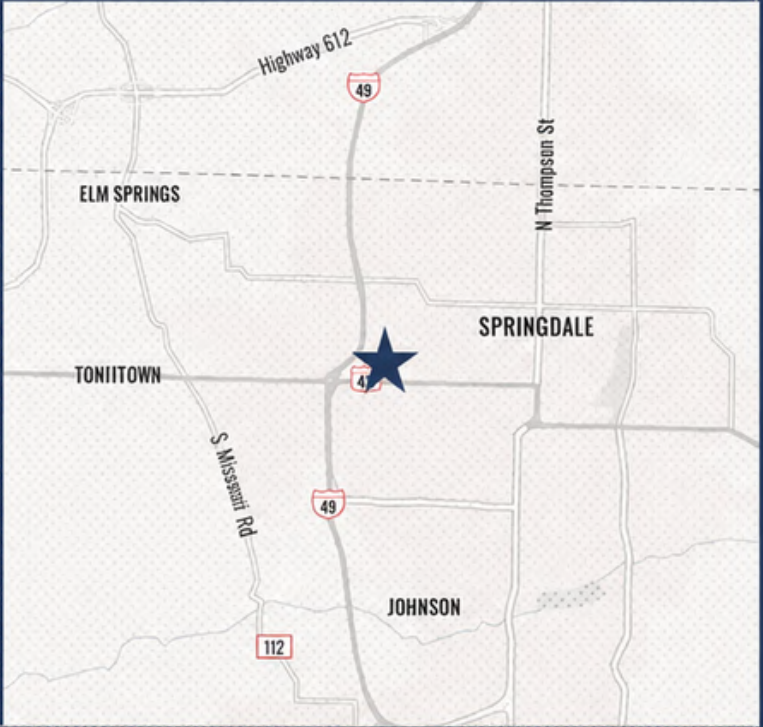


\$174,117

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

56%



Blue Collar

30%



Services

14%

4.2%

Unemployment Rate

CONTACT US



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With over two decades of experience in Northwest Arkansas commercial real estate, Clinton Bennett is a trusted advisor with extensive expertise in land, office, industrial, and retail transactions. He holds the prestigious SIOR and CCIM designations and served as the 2025 President of the Arkansas Chapter of SIOR. Throughout his career, Clinton has built a strong reputation for his market knowledge, strategic approach, and ability to create value for clients. As a partner at Focus Commercial Real Estate, he continues to leverage his deep understanding of the Northwest Arkansas market and longstanding industry relationships to deliver successful outcomes for his clients.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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