

SUITE FOR LEASE

Emily Plaza | 1772 W Sunset Ave | Springdale, AR

±2,500 SF

NORTHWEST
HEALTH

Suite 2B

412

W Sunset Ave - 27,000 VPD



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

- Size: ±2,500 SF (Suite 2B)
- Price: \$13.50 PSF NNN
- Last Suite Available
- White Box Condition (TI allowance negotiable)
- Mostly Open Floorplan with 1 Bathroom & 1 Office
- Entire Property has New Roofs and Newly Painted Exterior

PROPERTY HIGHLIGHTS

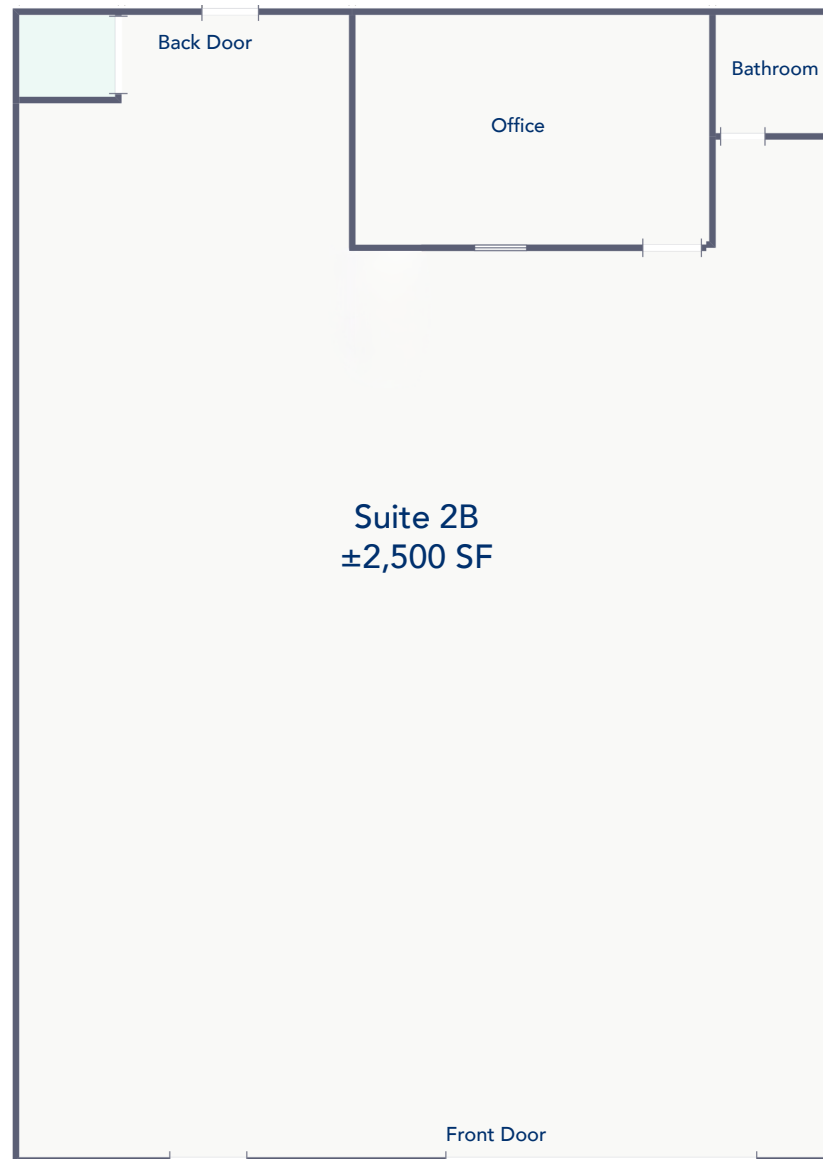
- Frontage on Sunset Ave (HWY 412) with Easy Access to I-49 and HWY 71B
- Ample Parking for Customers and Employees
- High traffic area ensuring accessibility for potential customers (27,000 VPD)
- Proximity to major retailers such as Walmart Neighborhood Market, Harps, Walgreens, and various other retailers, 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



Measurements are approximated



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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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501.375.3200

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