

OFFICE/RETAIL & FLEX SPACES FOR LEASE

1880 & 1900 S Pleasant St | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

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AVAILABLE

Building 1880 Suite D: ±2,000 SF

Price: \$13.00 PSF | Modified Gross

- Move in Ready Office/Retail Suite
- Mostly open floor plan, two restrooms, and two offices
- New LPV Flooring and Paint

Building 1900 Suite B: ±2,250 SF

Price: \$14.50 PSF | Modified Gross

- Flex Space
- Mostly open floor plan with two restrooms and one small office
- Rollup Door (9x9)
- Front and Rear entrance
- One Electrical/Storage Closet

HIGHLIGHTS

- Strategically positioned between two of the busiest roads in Springdale
- Surrounded by large national retailers: Walgreens, ALDI, CVS, and one block from the Walmart Supercenter
- Easy access to I-49 & Hwy 412

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,785	74,200	111,951	278,979
AVERAGE HH INCOME	\$82,892	\$89,177	\$101,698	\$109,619
TOTAL HH	3,641	24,478	39,590	105,520

TRAFFIC COUNTS

S Thompson St - 30,000 VPD



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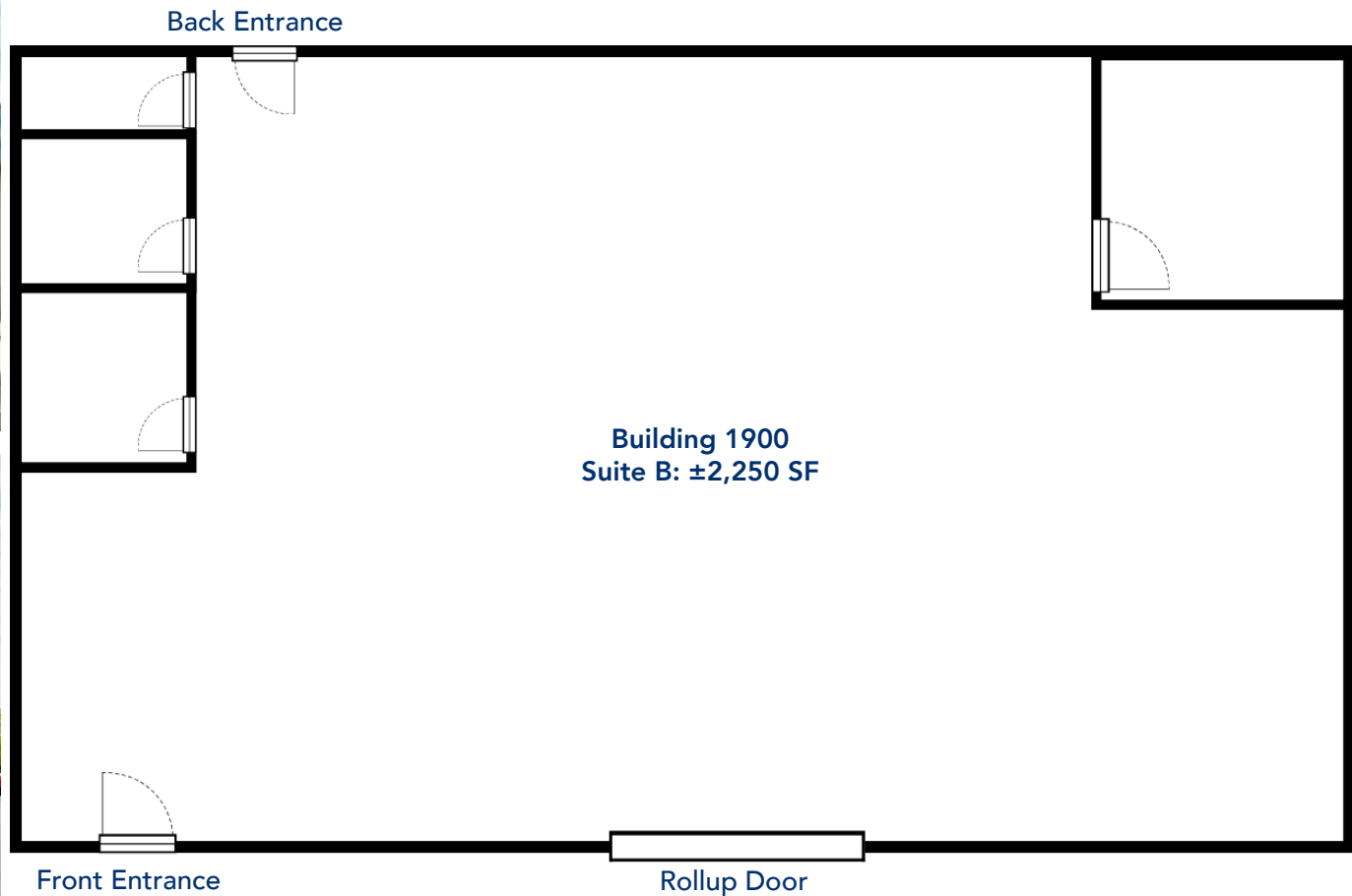


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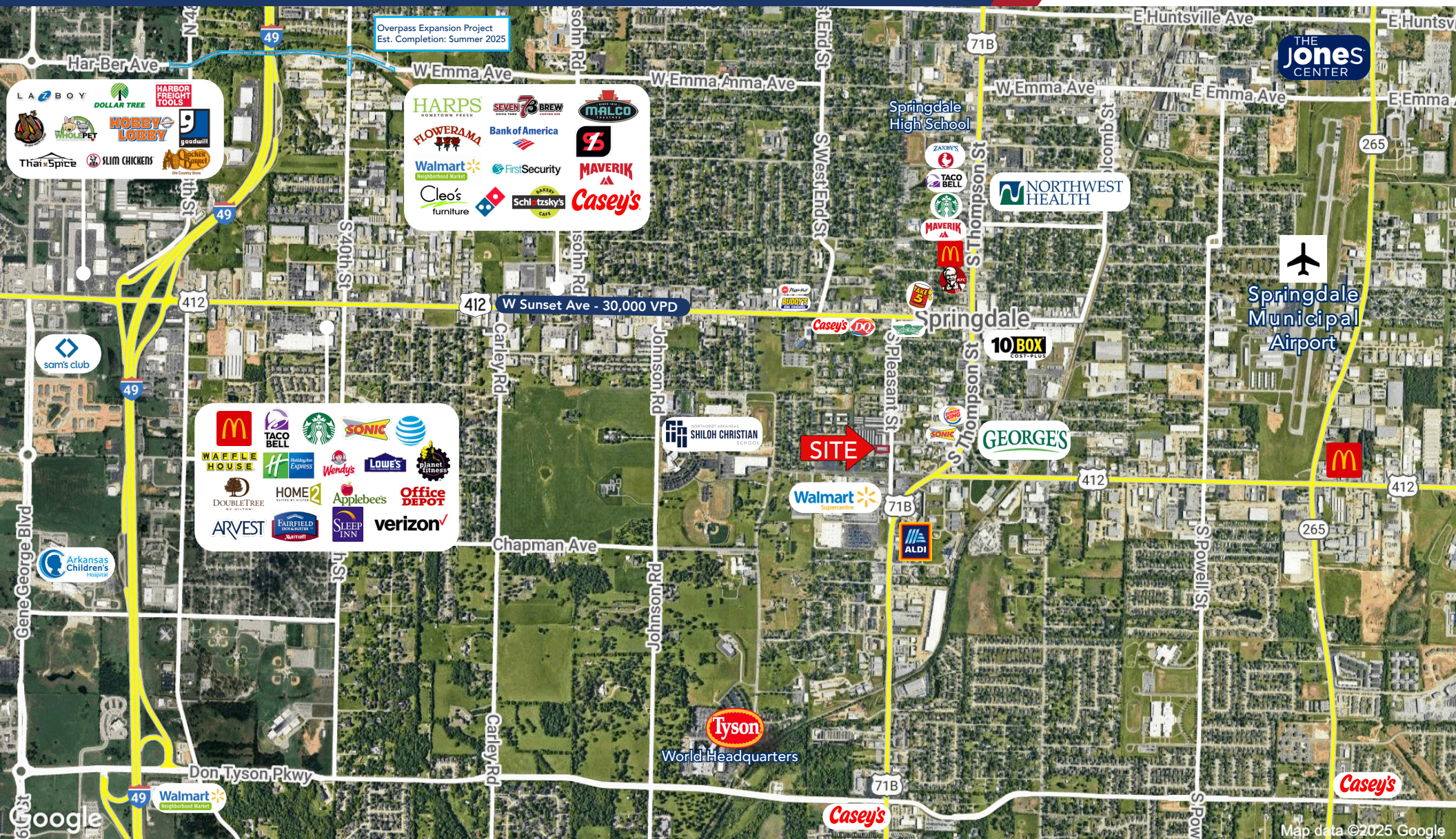
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ABOUT KELLEY COMMERCIAL PARTNERS

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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