

FREE STANDING BUILDING FOR SALE

Emily Plaza | 1860 W Sunset Ave | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE
AGENT
M 501.951.6300 | M 479.695.8268
jmoore@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
M 501.804.4447 | M 501.804.4447
pschmidt@kelleycp.com

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AVAILABLE

Price: \$899,000

Size: ±6,132 SF

- Office Buildout with mostly open floorplan: Five offices, conference room, and two large bathrooms
- ±2,000 SF of heated/conditioned flex space
- One Overhead Door
- 170' of Frontage with Large Pylon Sign

PROPERTY HIGHLIGHTS

- Prime location on Hwy 412 (W Sunset Ave) with 30,000 VPD
- Zoned C-2: wide range of uses permitted
- Excellent visibility with pylon signage opportunity
- Strategically positioned with easy access to I-49 and Hwy 71B
- Ample parking and easy access from both directions
- High-growth trade area with strong demographics
- Offered vacant—suitable for immediate occupancy or investor lease-up

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,364	74,895	114,541	289,233
AVERAGE HH INCOME	\$93,841	\$95,793	\$105,977	\$112,505
TOTAL HH	3,291	24,034	40,274	109,282

TRAFFIC COUNTS

Sunset Ave - 30,000 VPD

Positioned along one of Springdale’s busiest commercial corridors, this ±6,132 SF standalone building offers a strategic opportunity for both owner-users and investors. Surrounded by top national retailers and dense rooftops, the property offers excellent visibility, signage, and access in a high-traffic area. The building is ideal for Office, Retail, and Medical uses and can be easily customized to suit a variety of business operations. The building will be delivered vacant, making it ideal for owner-users seeking a prime location or investors looking to capitalize on strong market demand.



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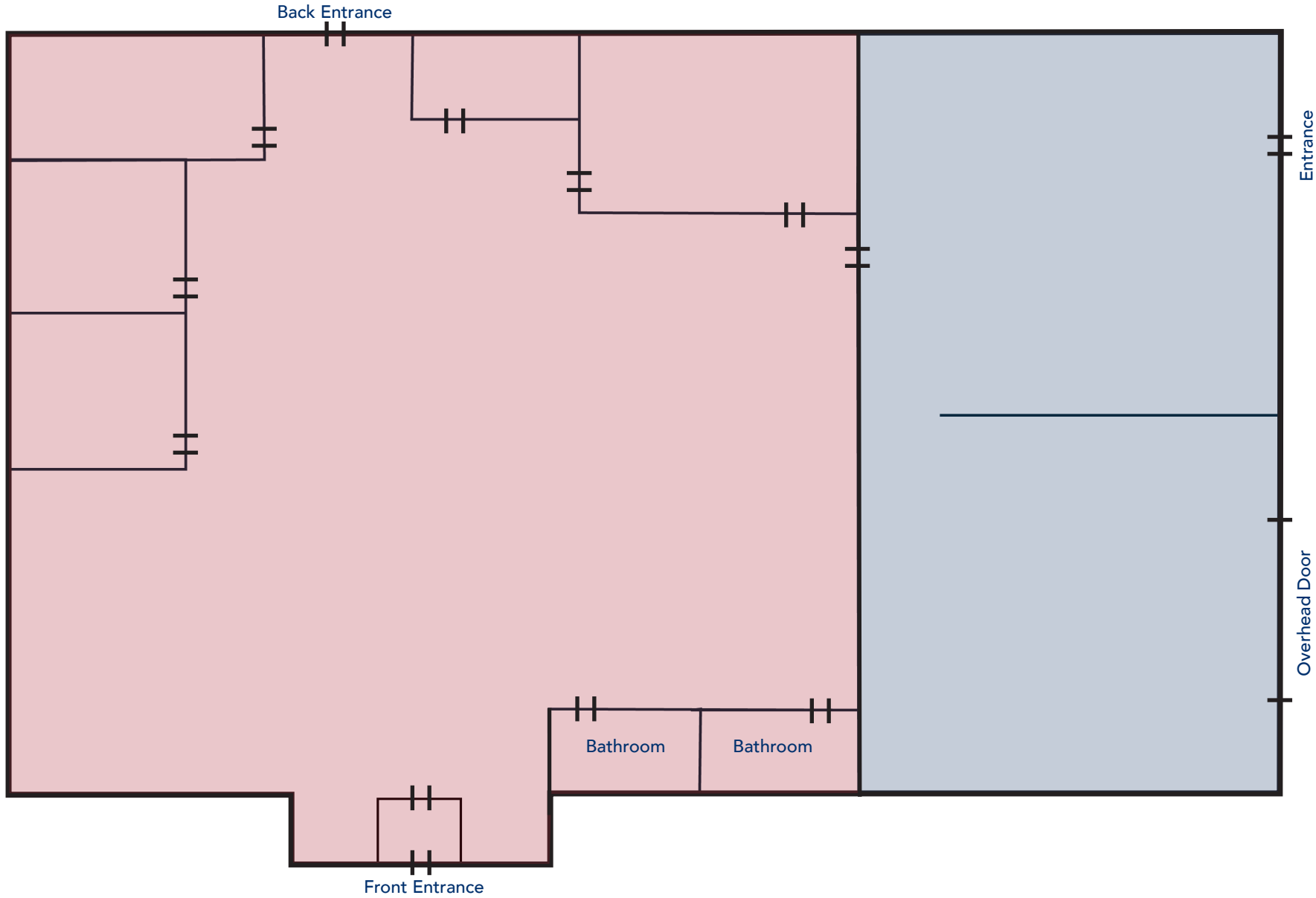
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Floor Plan

- Office Space
- Flex Space



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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.



JACKSON MOORE

AGENT

M 501.951.6300 | O 479.695.8268
jmoore@kelleycp.com



PHILIP SCHMIDT

PARTNER | AGENT

M 501.904.4447 | O 479.695.8264
pschmidt@kelleycp.com

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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