

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

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## Retail Site

1.32 AC

LIST PRICE:  
**\$402,500**

### DIRECTIONS:

Hwy 67/167N to Exit 5 in Sherwood. Turn left over overpass onto Kiehl Ave. At light stay left on Kiehl, property ahead on left next to Sonic.

Ted Arnett  
Principal Broker   
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www.ARNETTREALTY.COM

## FOR SALE

4180 E. KIEHL AVE. - SHERWOOD, AR 72120



### PRIME LOCATION

Hospitality - Retail - Office

- ◆ 107' Frontage on Kiehl, adjacent to Sonic.
- ◆ Zoned C-3. 140' Secondary frontage on Sherwood Way.
- ◆ Traffic count of 18,000 vpd on E. Kiehl Ave.
- ◆ Population is over 37,000 in 3 mile radius & 81,000 within 5 mile radius.



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**Property Location:**

4180 E. KIEHL AVE. - SHERWOOD, AR 72120



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**Property Location:**

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Google Earth

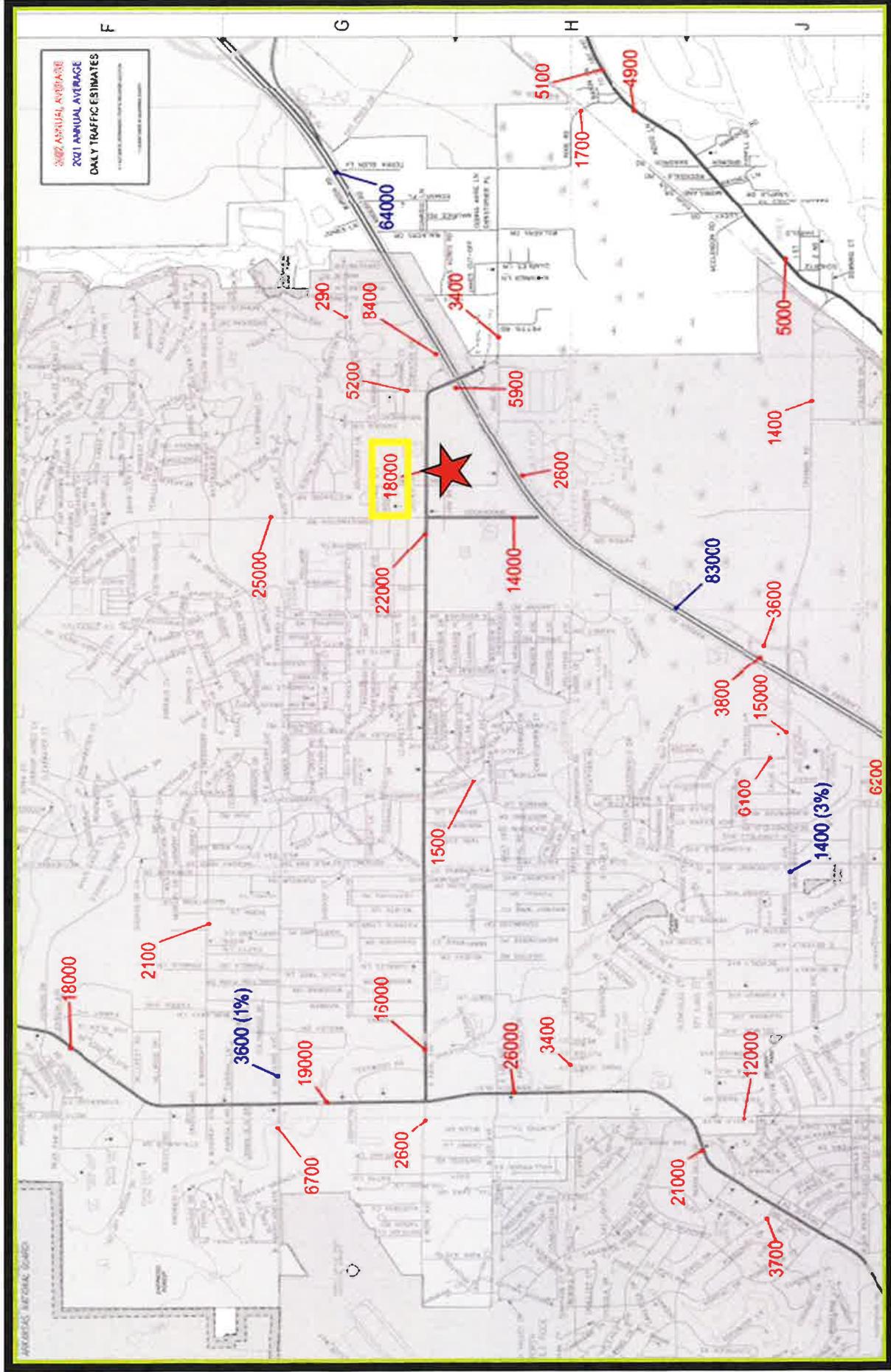
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## 2022 DAILY ESTIMATED TRAFFIC MAP



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