

FREESTANDING RETAIL BUILDING FOR SUBLLEASE

2110 N. Washington St | Forrest City, AR 72335



Google

DREW LANING

AGENT

○ 501.375.3200 | ▶ 501.244.7527

dlaning@kelleycop.com



**KELLEY COMMERCIAL
PARTNERS**

FREESTANDING RETAIL BUILDING FOR SUBLICENSE

2110 N. Washington St | Forrest City, AR 72335

AVAILABLE

±14,550 SF Freestanding Retail Building for Sublease

PRICE

\$8.00 Modified Gross

COMMENTS

- Prime retail location with high visibility
- Located at a busy intersection with multiple ingress/egress access points
- Close proximity to I-40 corridor and Walmart Supercentre
- 11/30/2029 - Lease expiration date
- All offers subject to approval by Walgreens Real Estate Committee

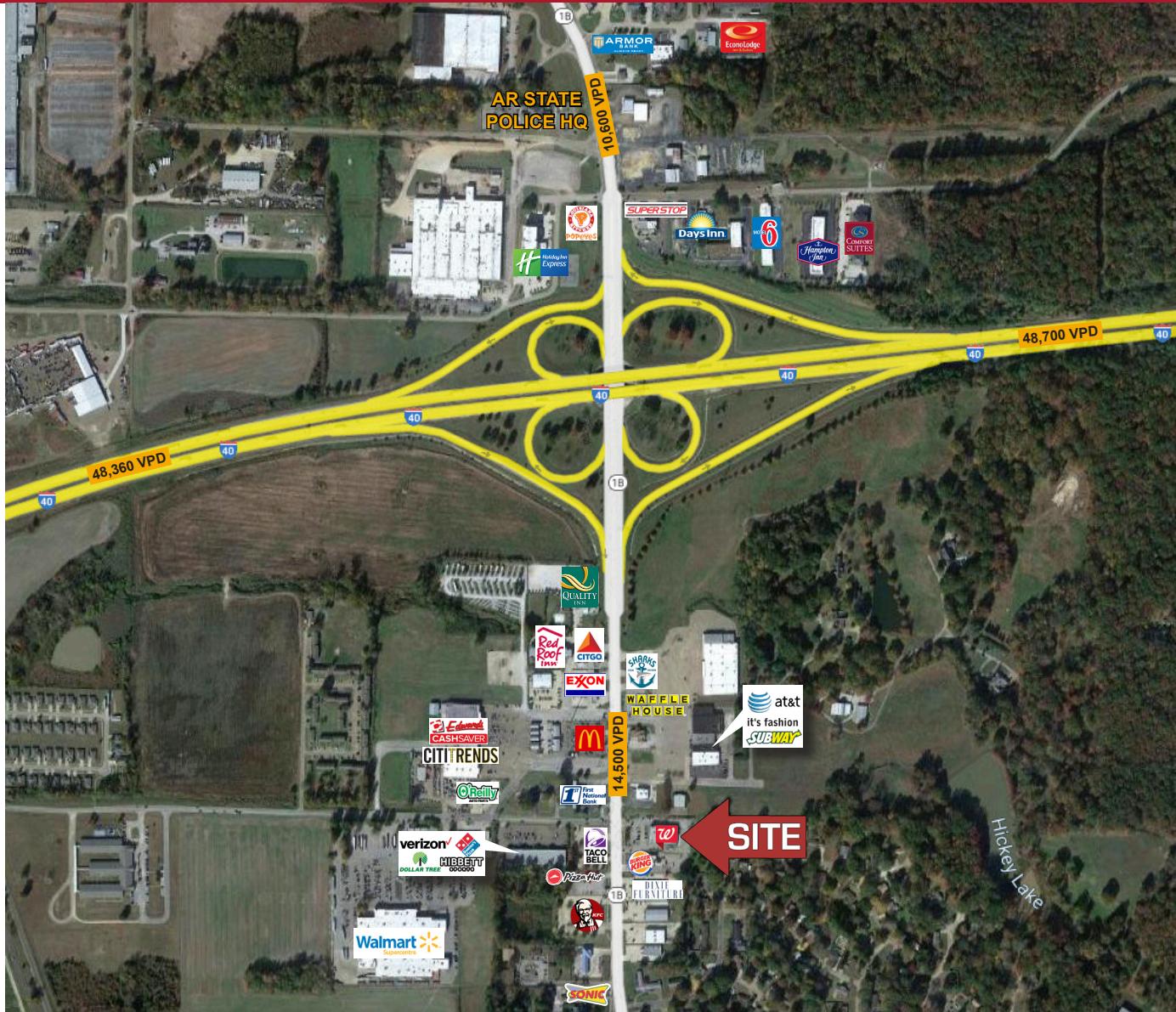
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,089	9,762	16,071	20,299
AVERAGE HH INCOME	\$62,540	\$57,252	62,318	\$62,472
TOTAL HH	6,473	34,189	62,118	134,239

TRAFFIC COUNTS

N. Washington St: 14,500 VPD

I-40: 48,700 VPD



DREW LANING

AGENT

○ 501.375.3200 | ▶ 501.244.7527

dlaning@kelleycp.com



KELLEY COMMERCIAL PARTNERS

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.



DREW LANING
AGENT

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



**KELLEY COMMERCIAL
PARTNERS**

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

kellycp.com | [in](#) [f](#) [@](#)

CHAINLINKS
RETAIL ADVISORS