

FREESTANDING RETAIL BUILDING FOR SUBLEASE

2110 N. Washington St | Forrest City, AR 72335



DREW LANING

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

FREESTANDING RETAIL BUILDING FOR SUBLEASE

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

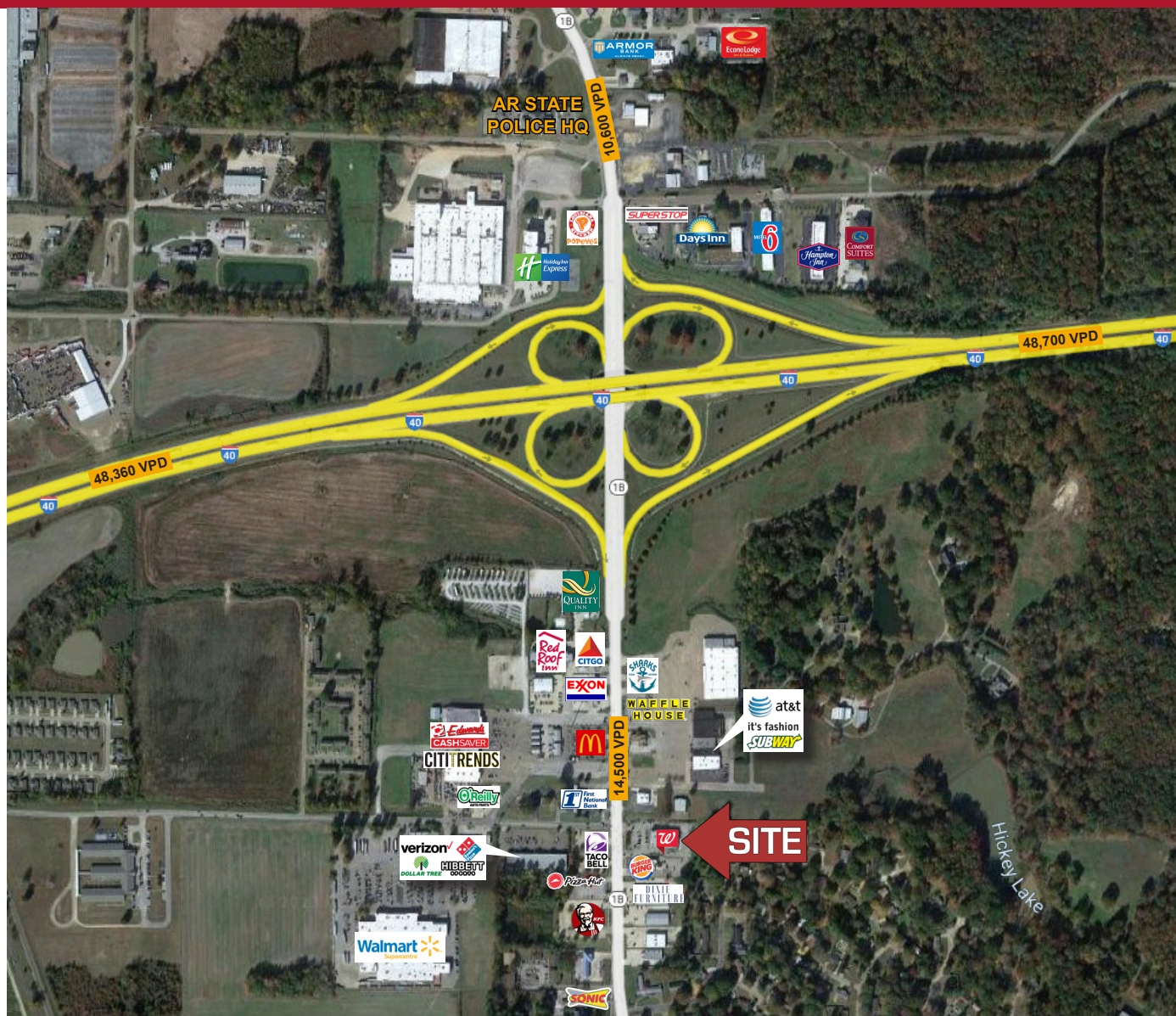
DEMOGRAPHICS

	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



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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

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RETAIL ADVISORS