

FREESTANDING RETAIL BUILDING FOR SALE OR LEASE

Former Family Dollar | 1313 E. Broadway St | Morrilton, AR ZIP 72110



KINDLEY WASSON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±9,369 SF Retail Building for Sale or Lease

PRICE

LEASE PRICE: \$10/SF NNN

SALE PRICE: Contact agent for sale price information

COMMENTS

- Excellent opportunity for an investor, owner-user, or retail tenant
- Built in 2021
- Vacant and available for immediate occupancy
- Expansive parking field with convenient customer access
- Excellent access to I-40 and Highway 9, the primary route to Petit Jean State Park, a popular tourist attraction with more than 800,000 visitors annually

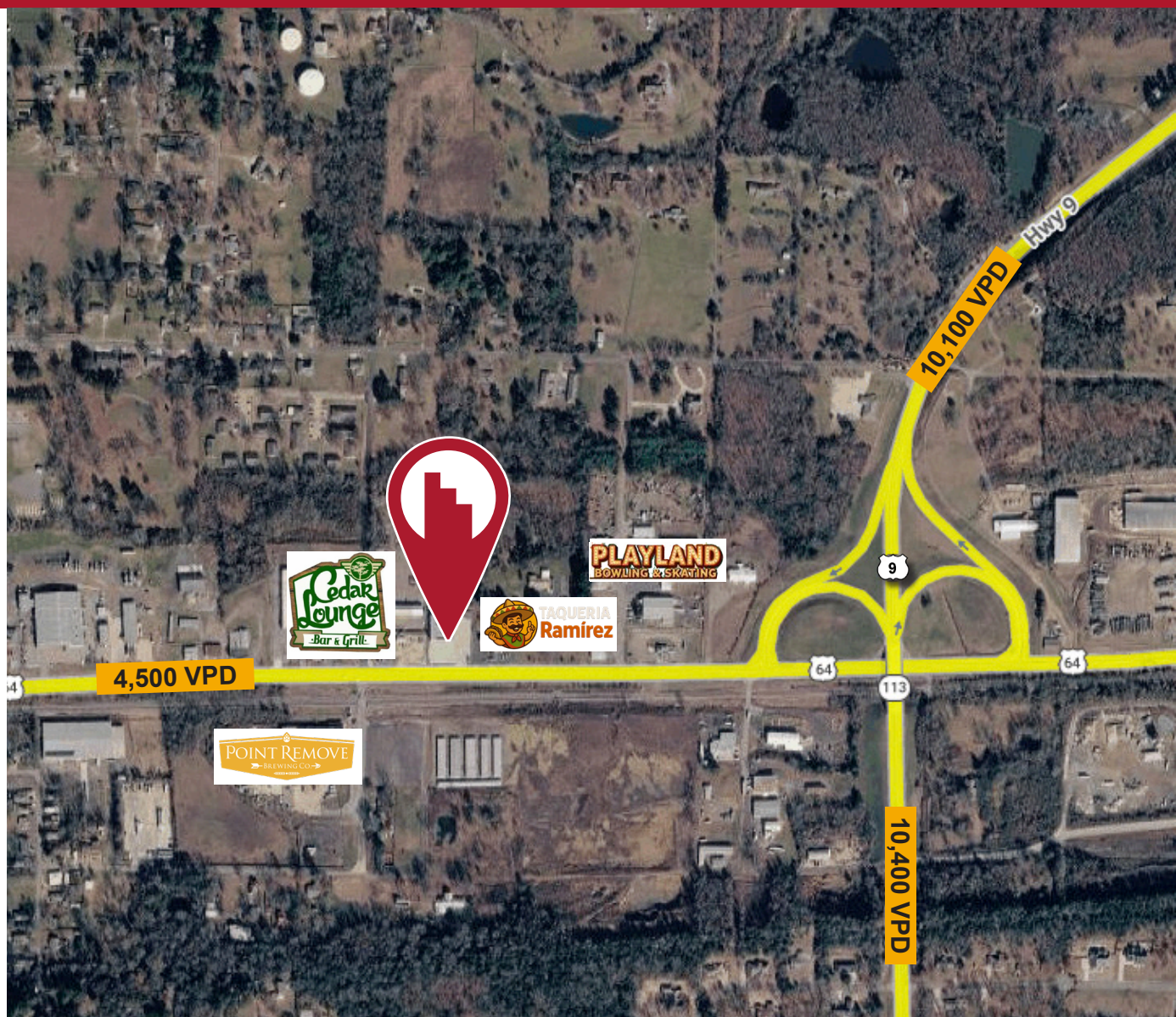
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,647	8,163	10,851	17,537
AVERAGE HH INCOME	\$81,176	\$66,569	\$68,406	\$73,894
TOTAL HH	1,139	3,414	4,520	7,275

TRAFFIC COUNTS

I-430 - 84,000 VPD

N. Rodney Parham Rd - 38,000 VPD



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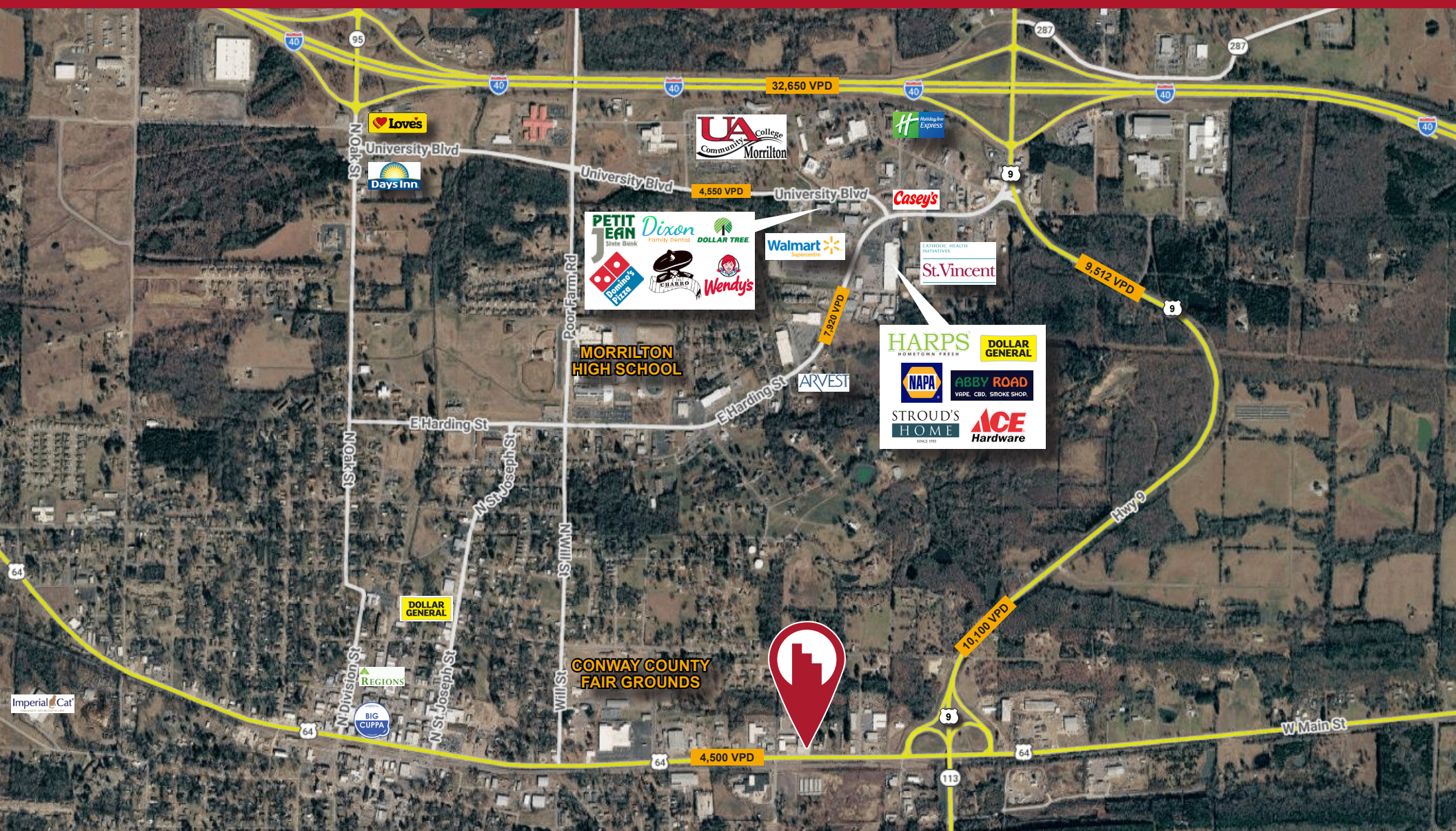
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ABOUT KELLEY COMMERCIAL PARTNERS

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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CHAINLINKS
RETAIL ADVISORS