

FREESTANDING COMMERCIAL BUILDING FOR SALE

528 Oakland Ave. | Helena, AR 72342



REED TERRY

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±2,082 SF Retail/Office Building with two additional storage sheds on 0.32 Acres

PRICE

\$99,000

COMMENTS

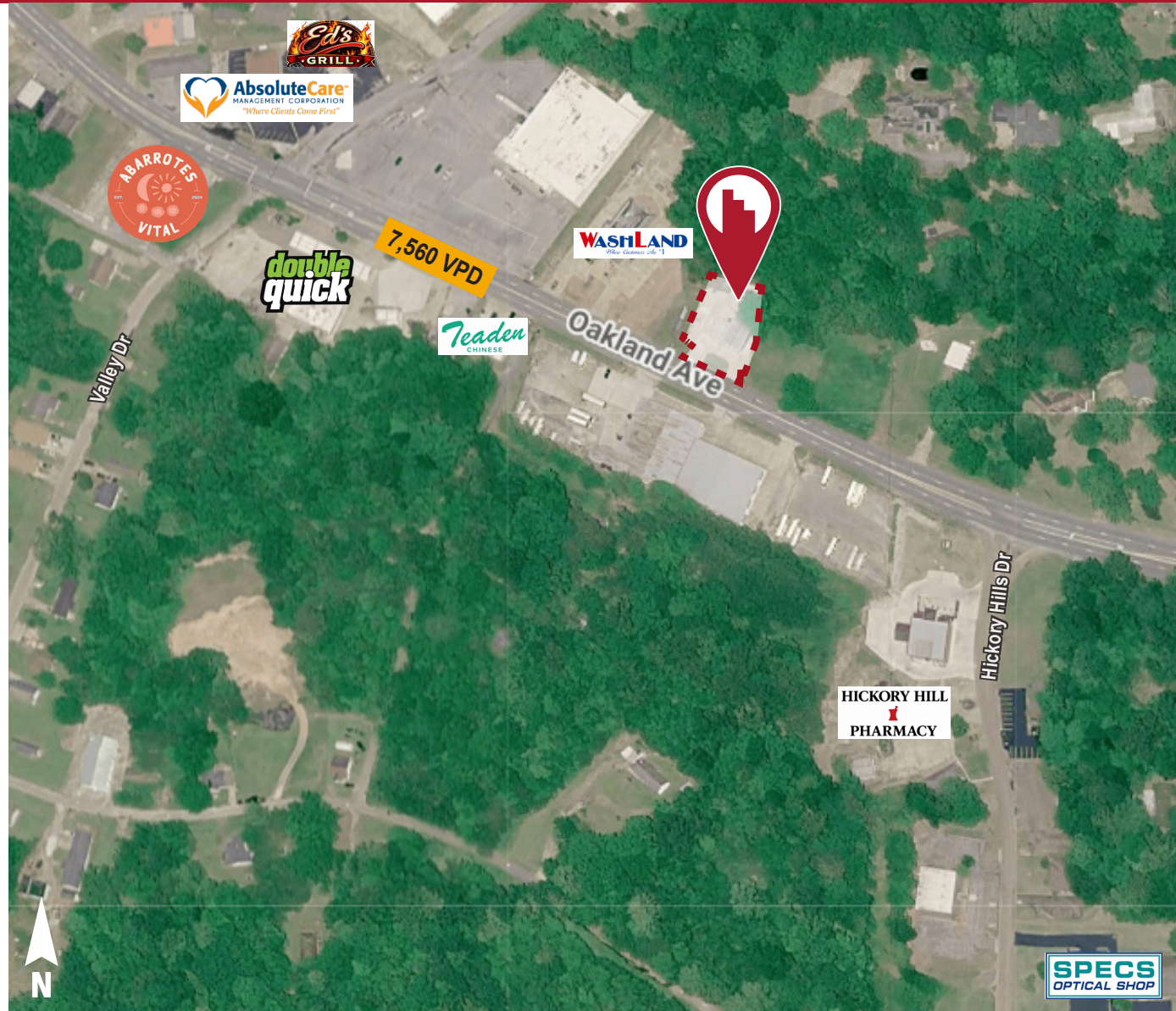
- Situated on ±0.32 surveyed acres along Oakland Avenue (U.S. Hwy 49B)
- Improved with a single-story brick commercial building and two additional storage sheds
- Direct paved access from Oakland Avenue
- Suitable for retail, professional office, service, contractor, or other small-business uses
- Well suited for an owner-user seeking a freestanding commercial property with supplemental storage

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,190	8,518	9,404	11,663
AVERAGE HH INCOME	\$67,649	\$51,063	\$53,432	\$62,627
TOTAL HH	453	3,572	3,966	4,929

TRAFFIC COUNTS

Oakland Ave: 7,560 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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DEVELOPMENT MANAGEMENT

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CHAINLINKS
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