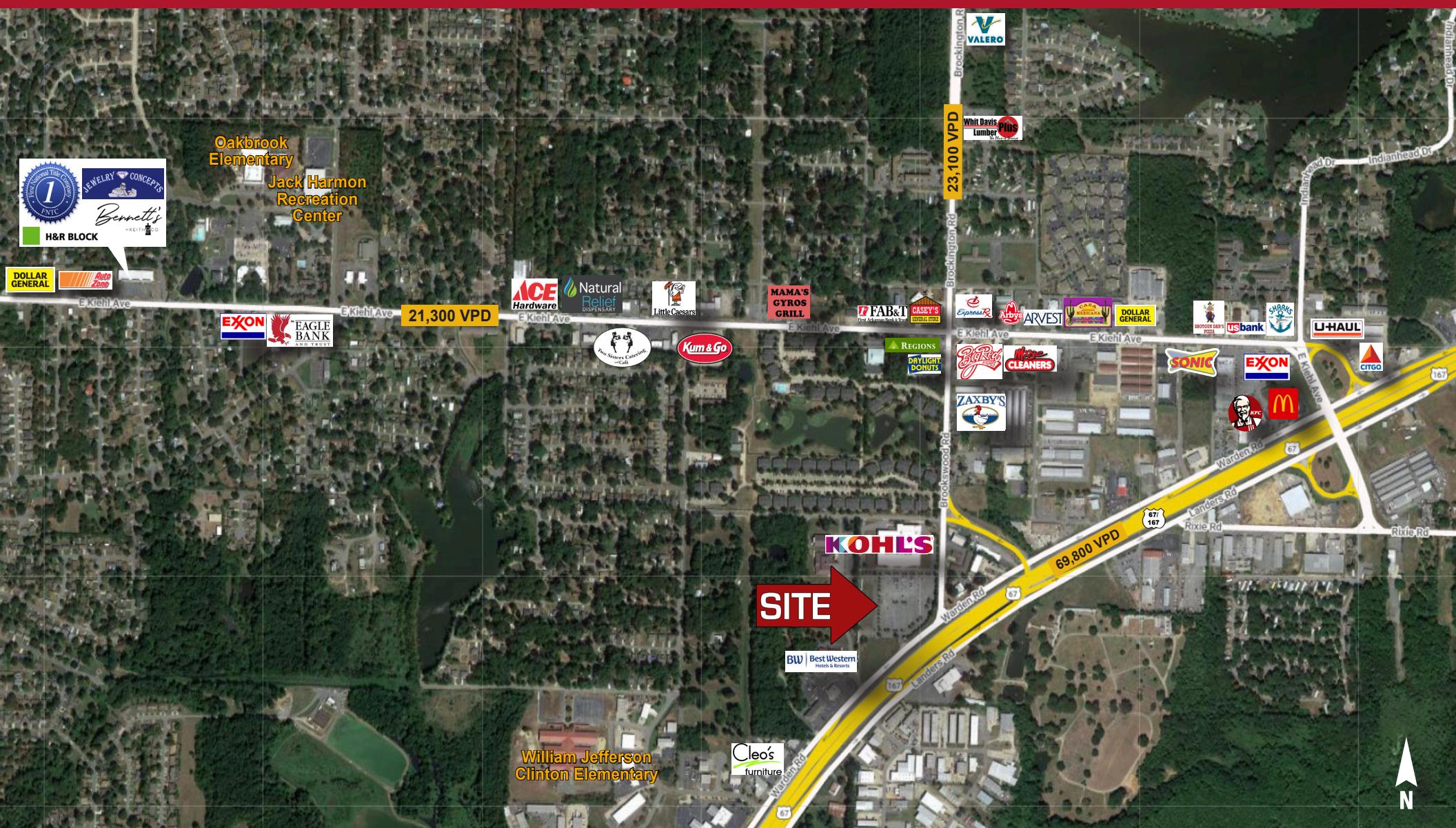


THREE PRIME RETAIL OUTPARCELS AVAILABLE IN SHERWOOD

Warden Rd & Brookswood Rd | Sherwood, AR 72120



DREW LANING
AGENT
○ 501.375.3200 | ▶ 501.244.7527
dlaning@kelleycp.com

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 **KELLEY COMMERCIAL PARTNERS**

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AVAILABLE

Lot 2: ± 1.77 Acres

Lot 3: ± 2.53 Acres

Lot 4: ± 1.25 Acres

PRICE

Contact agent for pricing information

COMMENTS

- Located in a premier retail location
- Prime visibility off Warden Rd and Hwy 67/167
- National anchor tenant
- High traffic counts
- Zoned C-3

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,538	39,459	80,494	190,658
AVERAGE HH INCOME	\$71,395	\$96,146	\$91,042	\$83,402
TOTAL HH	2,460	16,959	34,806	83,866

TRAFFIC COUNTS

Hwy 67/167: 69,800 VPD

Warden Rd: 14,800 VPD

Brookswood Rd: 13,230 VPD



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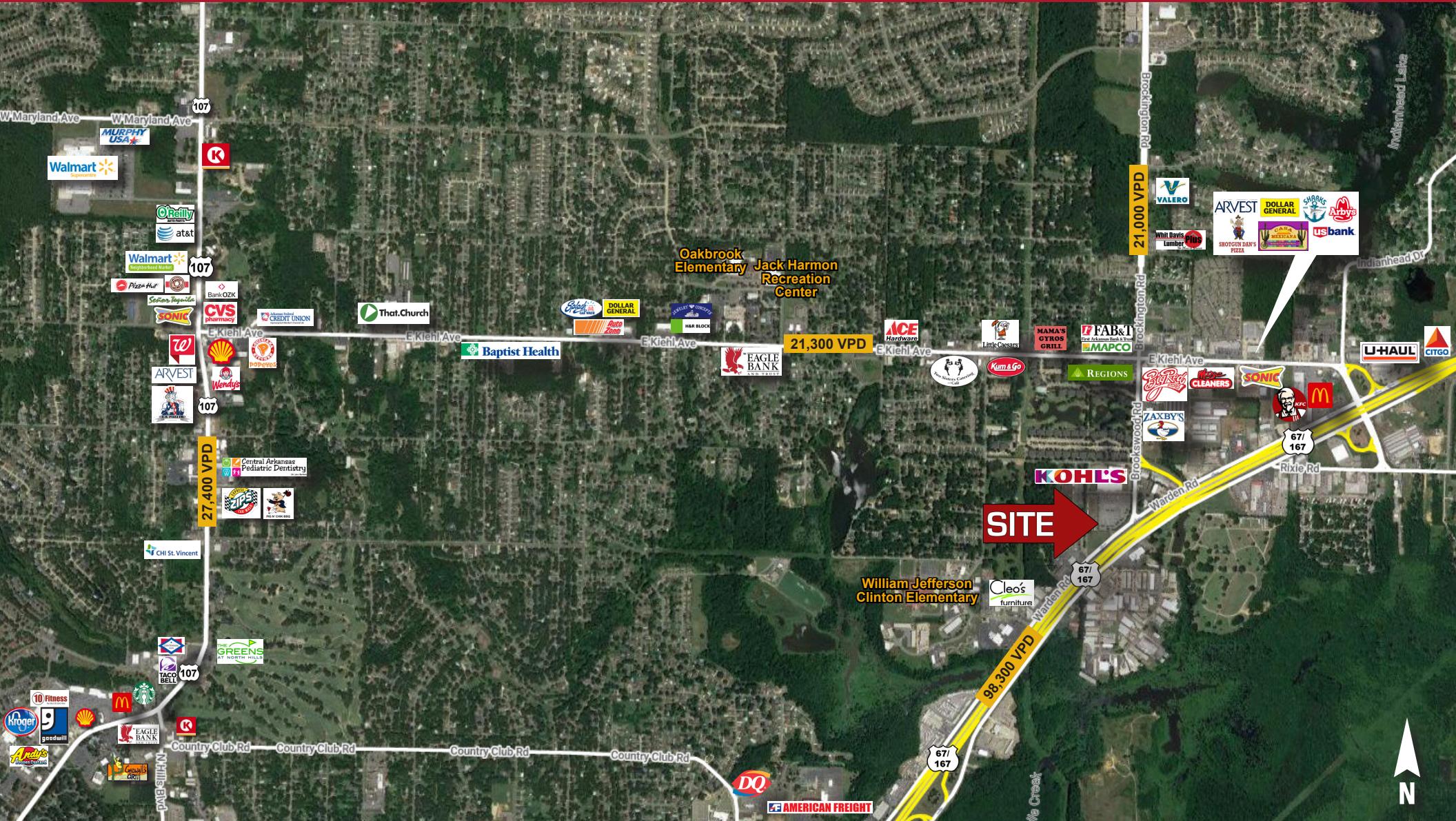
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ABOUT KELLEY COMMERCIAL PARTNERS

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.



DREW LANING
AGENT



HANK KELLEY, CRE, SIOR, CPM
CEO | PARTNER | EXECUTIVE BROKER

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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501.375.3200

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Springdale, AR 72762
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**KELLEY COMMERCIAL
PARTNERS**

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RETAIL ADVISORS