

PAD SITES AVAILABLE

Hwy 72 & Manfield Ave | Pea Ridge, AR 72751



Hwy 72 - 9,500 VPD

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AVAILABLE

±0.5 - 2.35 Acres

PRICE

Negotiable

COMMENTS

- Pad sites available on the A.M. side of the of hwy 72
- Owner will consider subdividing, ground lease, selling, or Build to Suit
- High Growth area of NWA (Pea Ridge Population growth +40% since 2020)
- Adjacent to new Caseys and 1 mile from Walmart
- Major Road Frontage and High Visibility on the Gateway from Bentonville to Pea Ridge

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,106	10,530	29,119	179,194
AVERAGE HH INCOME	\$114,697	\$108,753	\$127,464	\$124,081
TOTAL HH	778	3,893	10,902	70,101

TRAFFIC COUNTS

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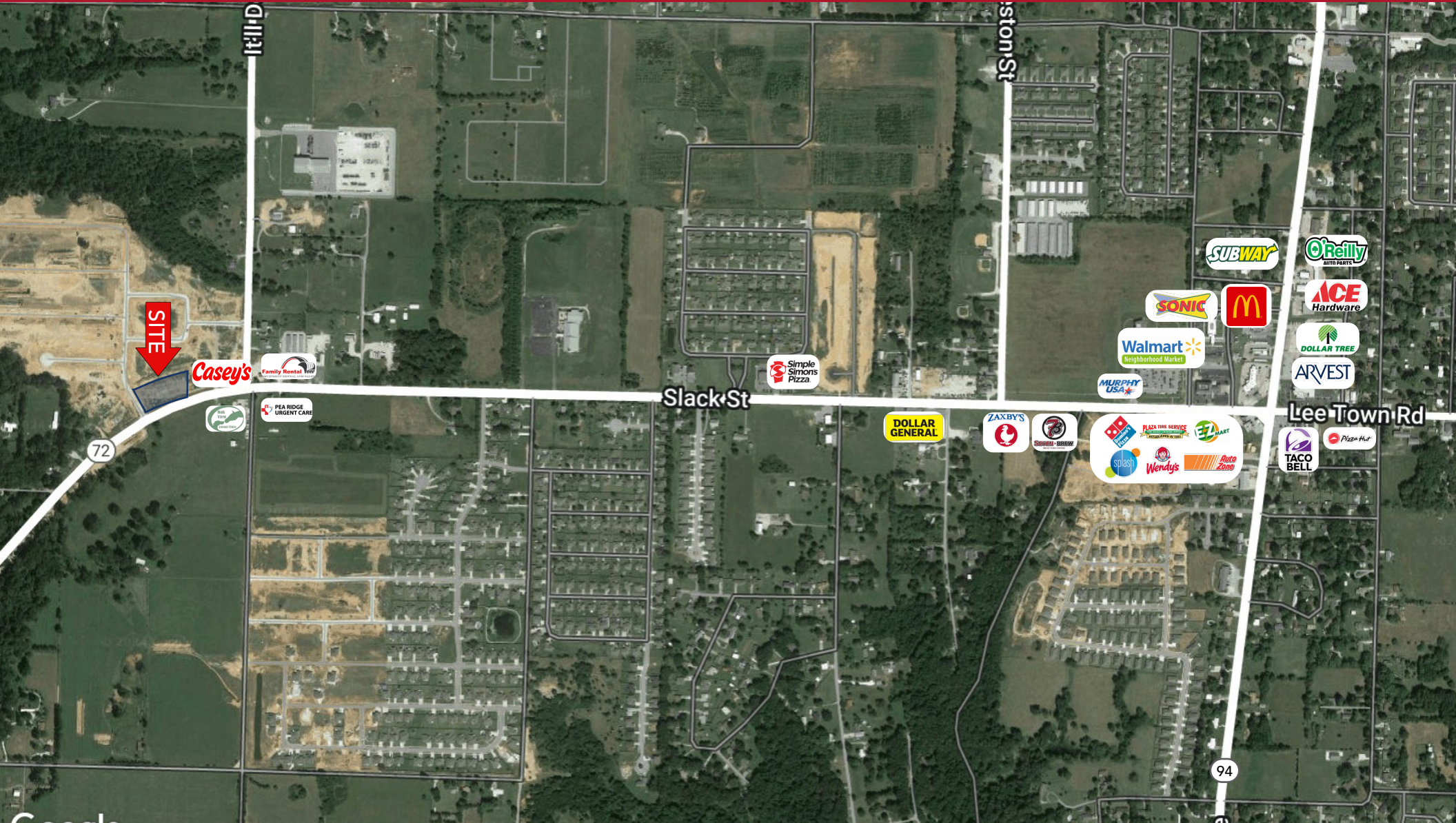
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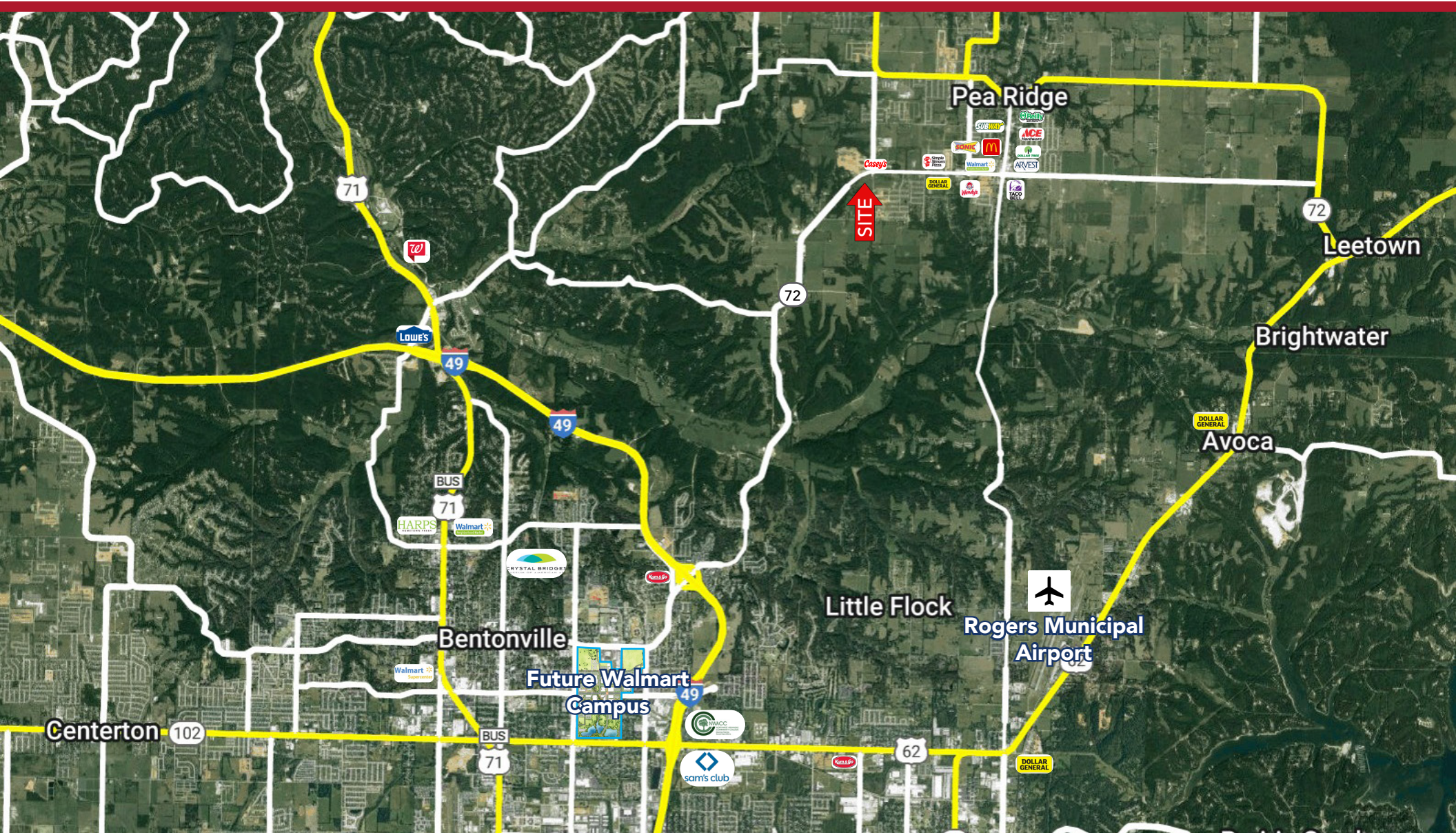
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ABOUT KELLEY COMMERCIAL PARTNERS

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

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