

# OFFICE SPACE FOR LEASE

Clear Creek Tower | 4100 Corporate Center Dr | Springdale, AR 72762



**MATT HAIRSTON**

AGENT

☎ 479.445.6346 | ☎ 479.409.1366

mhairston@kelleycp.com

**JAY PEARCY**

PROPERTY MANAGER | AGENT

☎ 479.695.8269 | ☎ 479.445.2906

jpearcy@kelleycp.com



**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

Suite 207: ±400 SF

## PRICE

\$1,200 Per Month

## COMMENTS

- Class A office space within close proximity to Fayetteville, Springdale, Rogers, and Bentonville
- Reception area, office
- Easy access to I-49
- Located at the NE corner of I-49 and Johnson Mill Blvd
- Nearby to the Northwest Medical Center, Willow Creek Women's Hospital, Arvest Ballpark, Arkansas Children's Hospital, and Tyson Corporate Office

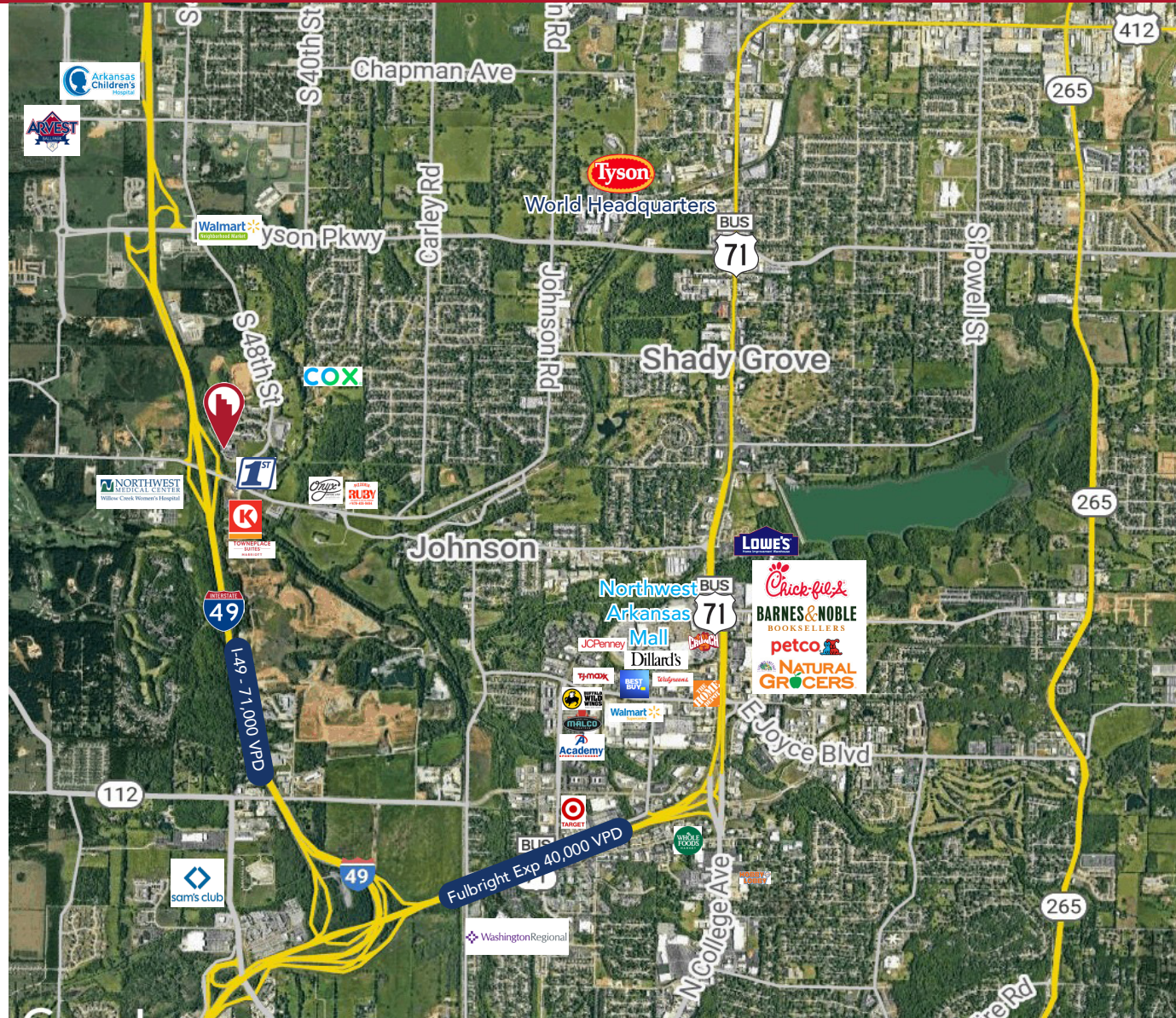
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,557	34,923	135,479	254,552
AVERAGE HH INCOME	\$150,499	\$94,181	\$98,625	\$101,800
TOTAL HH	996	13,969	51,703	95,798

## TRAFFIC COUNTS

I-49 - 71,000 VPD

Johnson Mill Blvd - 12,000 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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



**KELLEY COMMERCIAL  
PARTNERS**

[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS