

OFFICE SPACE FOR LEASE

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



MATT HAIRSTON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Suite 103 ±1,820

PRICE

\$26.00 PSF (Full Service)

COMMENTS

- Class A office space within close proximity to Fayetteville, Springdale, Rogers, and Bentonville
- 5 offices, conference room, reception area, kitchenette, storage closet
- 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

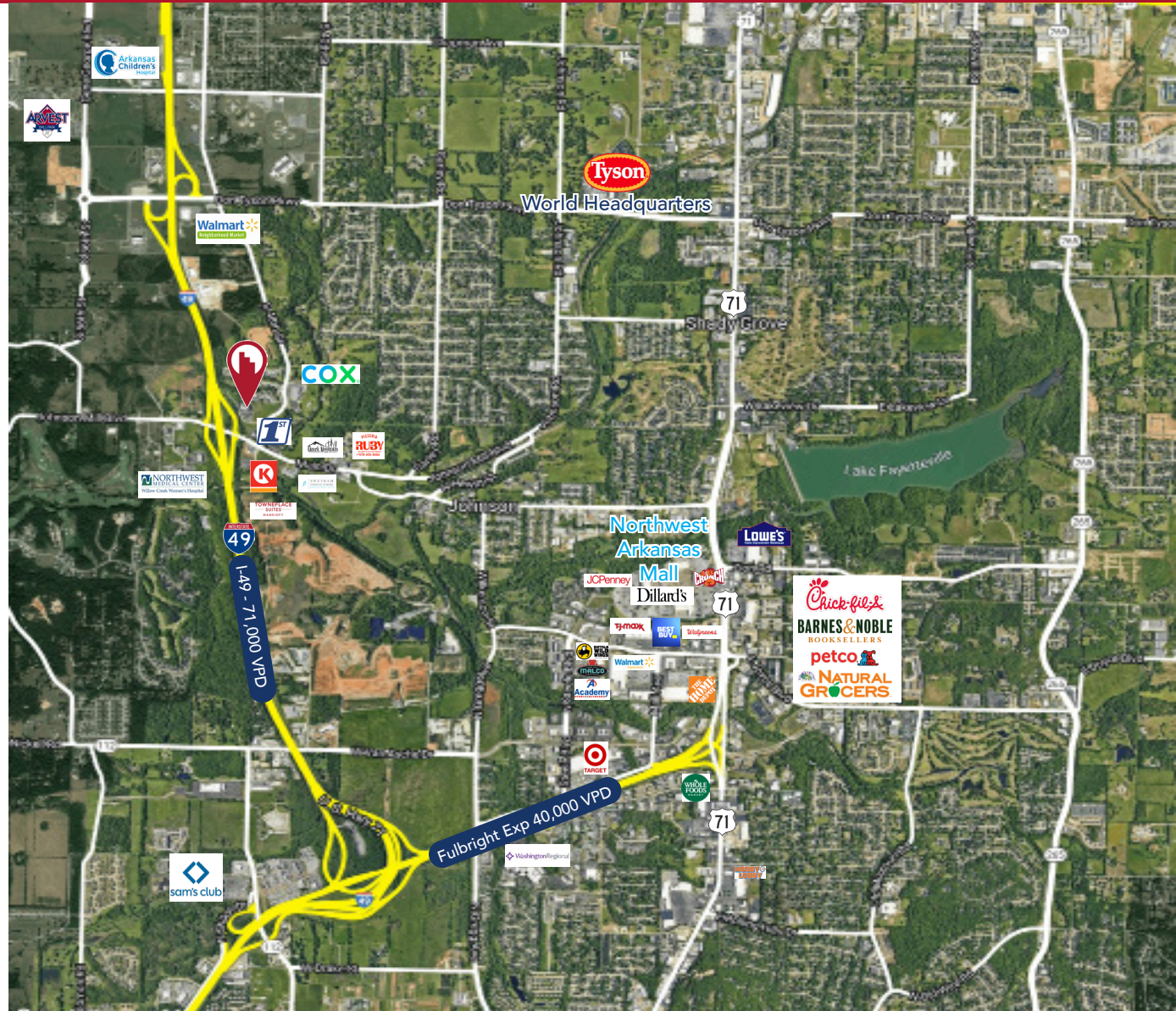
DEMOGRAPHICS

	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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PARTNERS**

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CHAINLINKS
RETAIL ADVISORS