

NEW CONSTRUCTION FOR LEASE

307 N 48th St | Springdale, AR 72762



MATT STROM, CCIM

PARTNER | AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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307 N 48th St | Springdale, AR 72762

AVAILABLE

±1,500 SF

PRICE

\$20.00 PSF NNN

COMMENTS

- New construction just South of the Mercy Hospital Campus in Springdale
- Located 2 minutes from one of the busiest Walmart Supercenters
- Great for office, destination retail, and flex uses
- Prime Location with Easy access to I-49 and Hwy 412
- Close proximity to the new Interstate overpass to Emma Ave
- Features 8X8 Overhead door
- Restrooms and electrical already in place

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,803	63,033	111,434	286,658
AVERAGE HH INCOME	\$112,097	\$105,782	\$105,420	\$110,621
TOTAL HH	1,498	16,201	35,720	109,542

TRAFFIC COUNTS

Elm Springs Rd - 26,000 VPD



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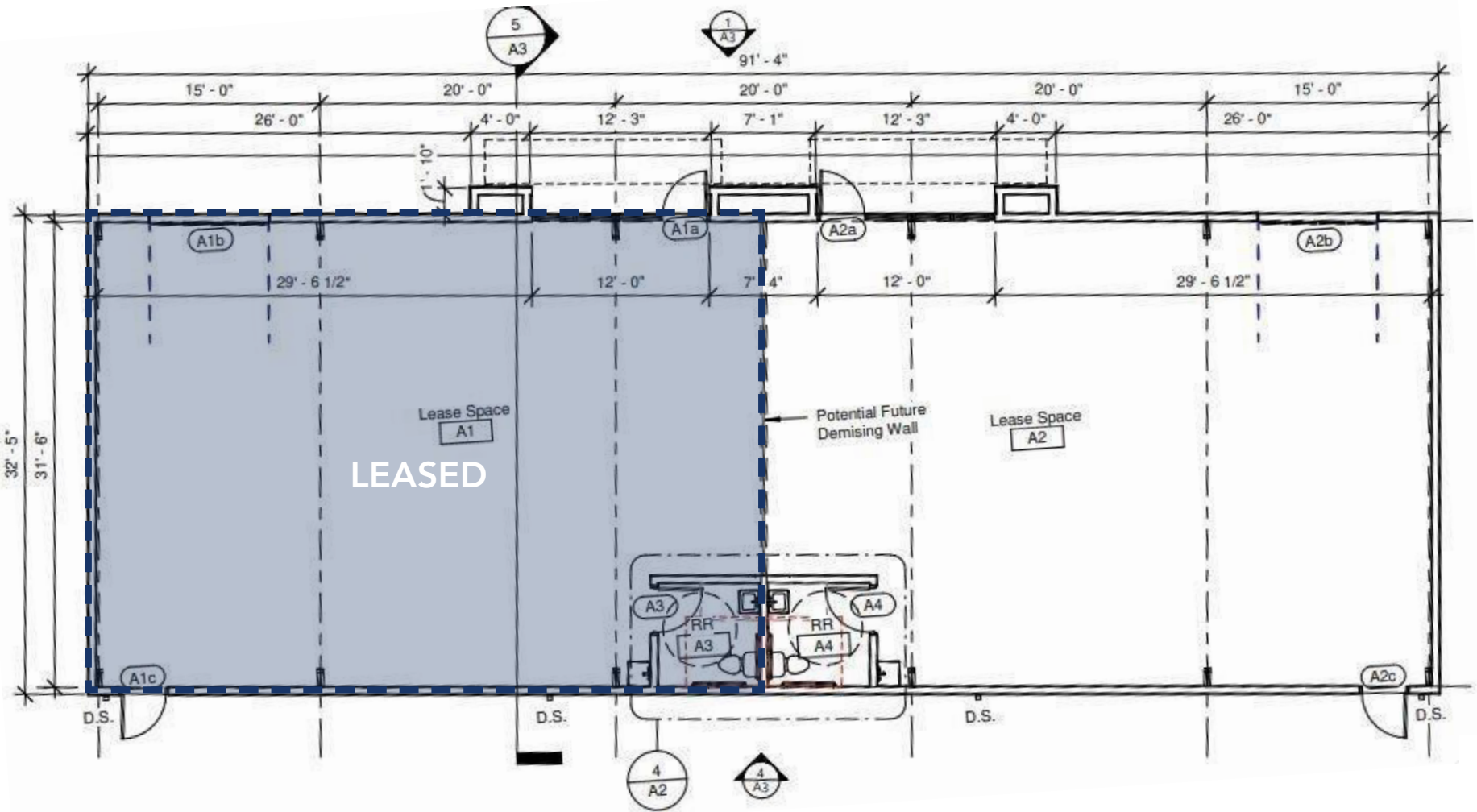
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48th Street



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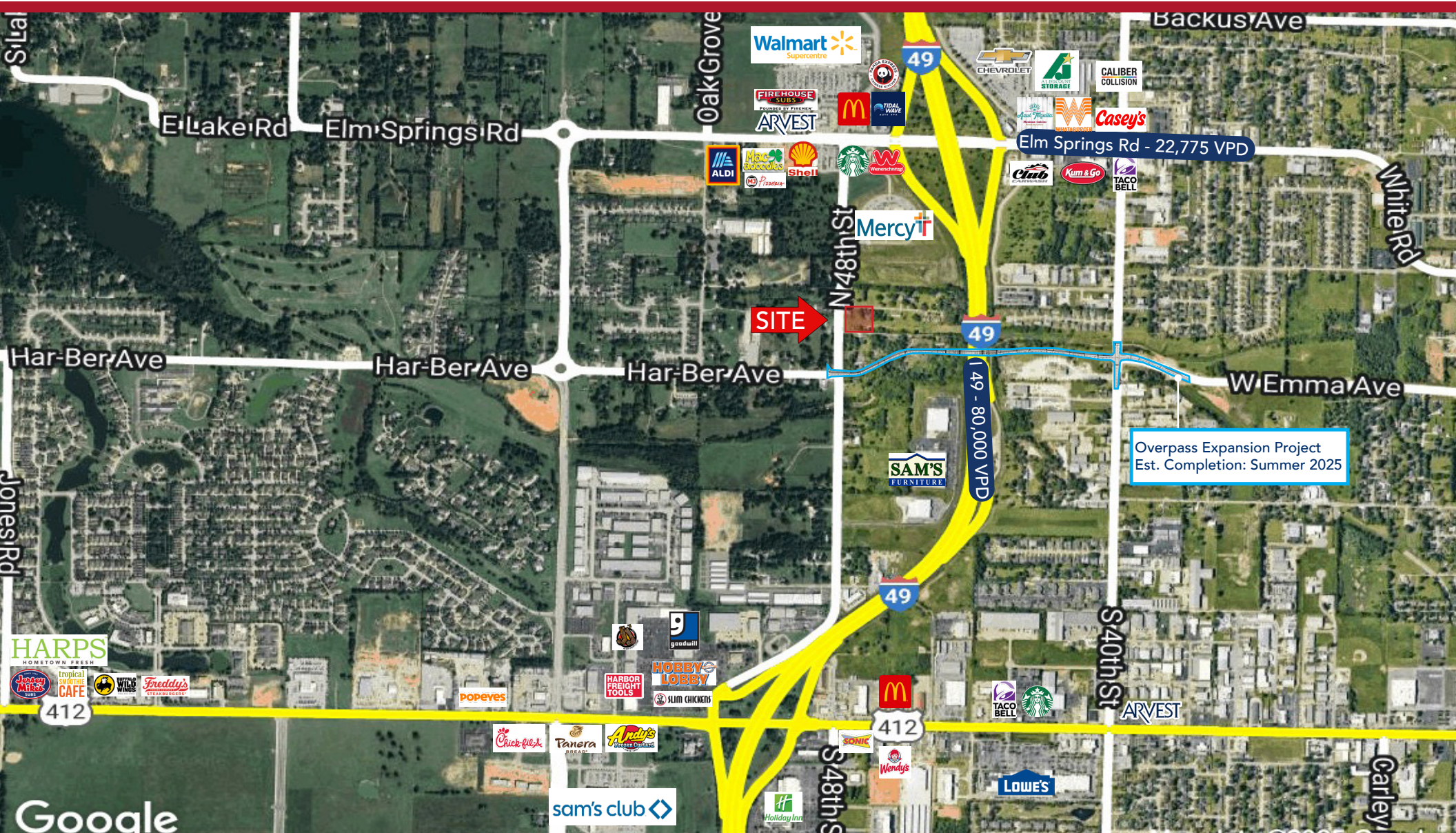
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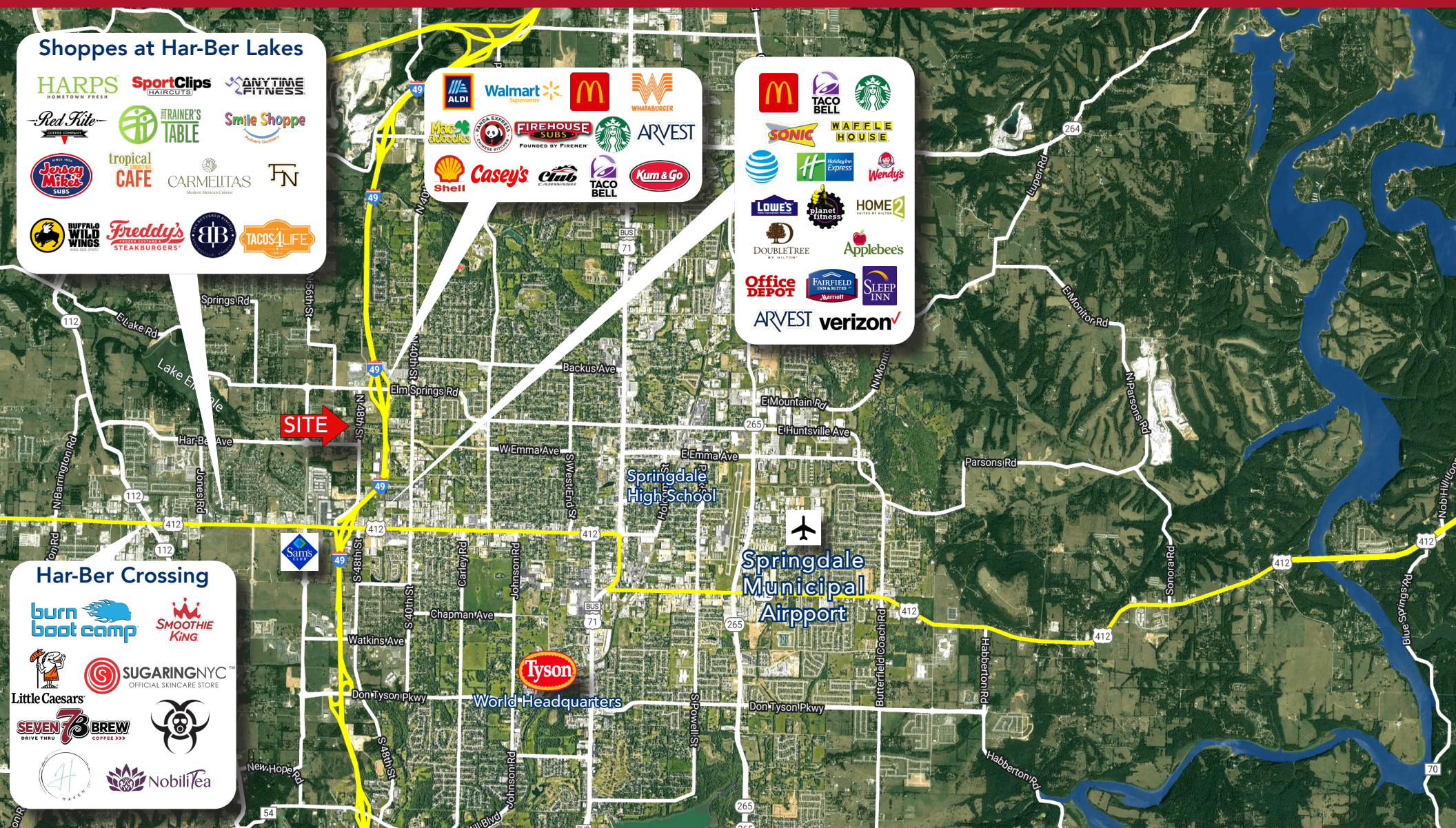
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Shoppes at Har-Ber Lakes



Har-Ber Crossing



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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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RETAIL ADVISORS