

RETAIL SHOWROOM & WAREHOUSE SPACE FOR SALE OR LEASE

1198 W. Keiser Ave | Osceola, AR 72370



SCAN TO VIEW A 3D TOUR



GARY SMITH

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±18,000 SF Retail Showroom/Storage

±9,000 SF Warehouse

±6,000 SF Covered Storage Shed

SALE PRICE

\$1,100,000

LEASE PRICE

Retail Space: \$9.00/SF NNN

Warehouse Space: \$5.50/SF NNN

COMMENTS

- Well positioned with excellent visibility near the intersection of Hwy 61 and W. Keiser Ave
- Located just four miles from I-55
- Ample parking
- Showroom is fully sprinkled
- All three buildings are fenced in ±6.23 acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,387	6,682	7,606	10,353
AVERAGE HH INCOME	\$62,535	\$61,103	\$58,401	\$61,703
TOTAL HH	1,721	2,636	2,969	3,996

TRAFFIC COUNTS

W. Keiser Ave: 12,830 VPD

Blues Hwy/61: 5,820 VPD



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RETAIL SHOWROOM /
WAREHOUSE



COVERED
STORAGE SHED



WAREHOUSE

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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

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CHAINLINKS
RETAIL ADVISORS