

# NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



**KELLEY COMMERCIAL  
PARTNERS**

**MATT STROM, CCIM**

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## AVAILABLE

±1,600 - 8,080 SF

## PRICE

\$28 NNN (Drive-Thru)

\$26 NNN (South End Cap)

\$24 NNN (In-Line Spaces)

## COMMENTS

- Estimated completion: December 2025
- Great location for Retail, Office, and Medical
- Drive-thru opportunity
- Close proximity to I-49 and Hwy 71B
- Excellent visibility and exposure
- Ample Parking

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,803	63,033	111,434	286,658
AVERAGE HH INCOME	\$91,811	\$94,492	\$101,245	\$105,170
TOTAL HH	4,467	20,561	38,099	106,870

## TRAFFIC COUNTS

White Rd: 22,775 VPD



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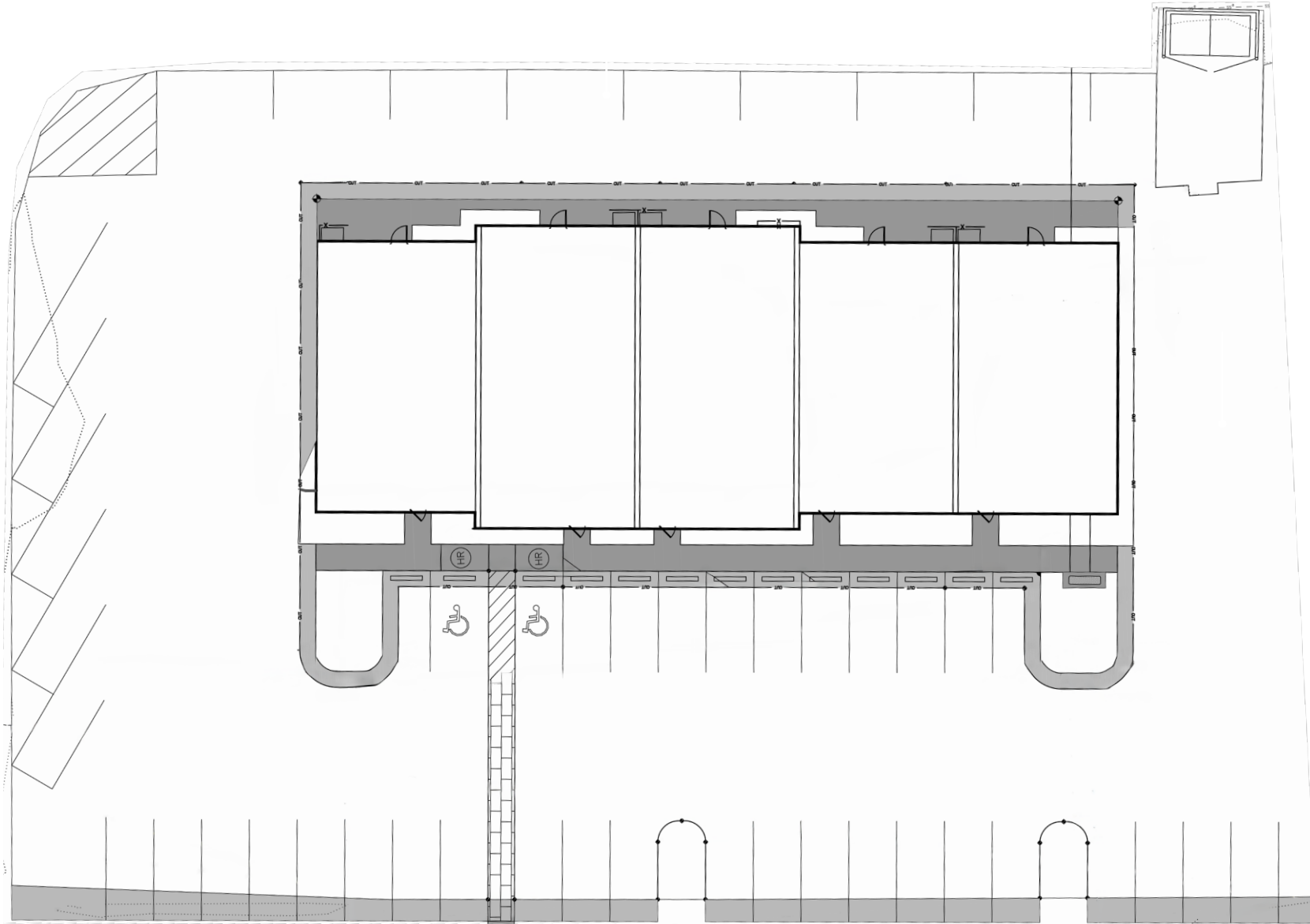
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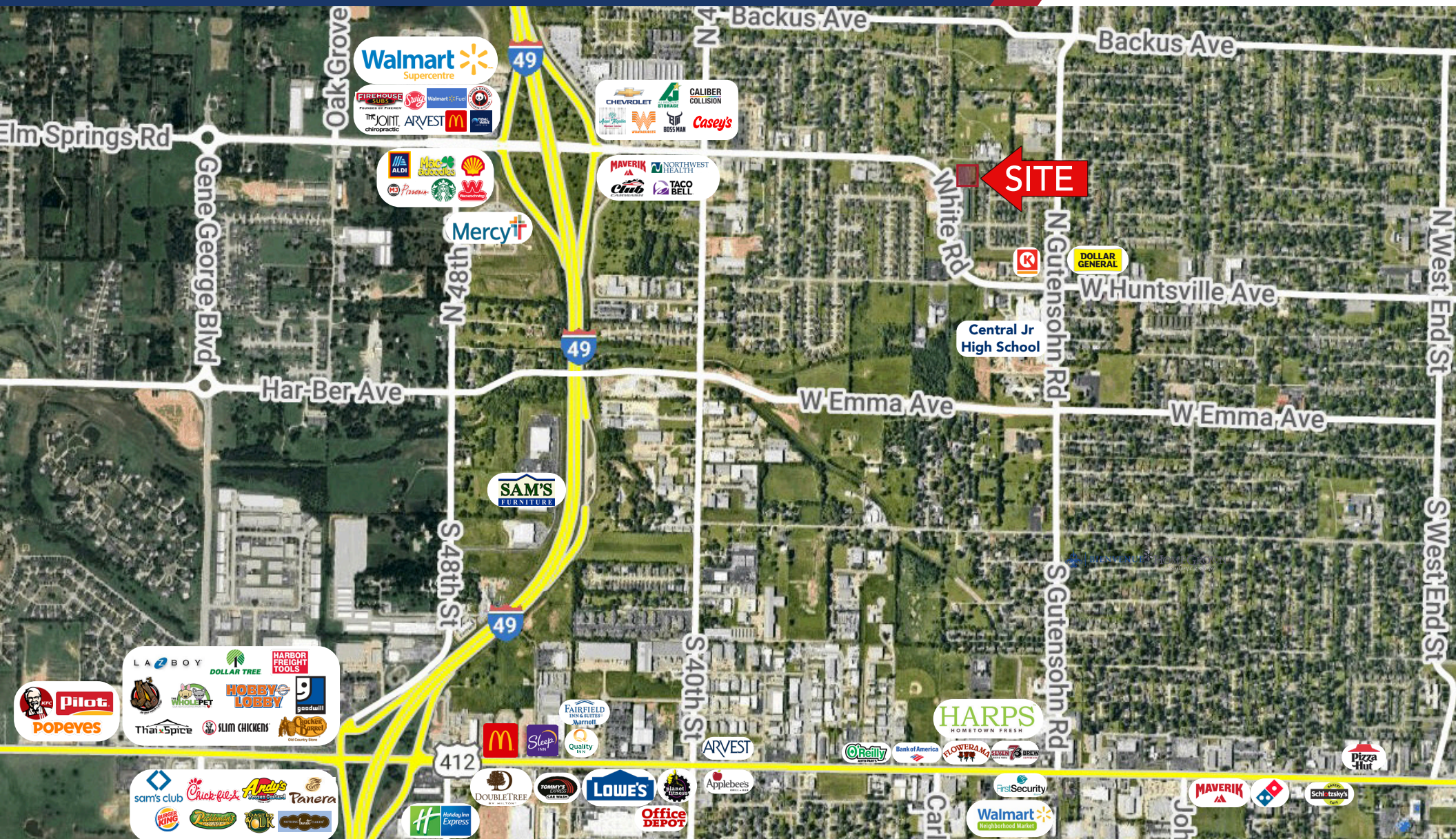
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

### PROPERTY MANAGEMENT

### DEVELOPMENT MANAGEMENT

### CONSULTING

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

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
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