

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



KELLEY COMMERCIAL
PARTNERS

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycop.com

JORDAN JETER, CCIM
PARTNER | AGENT
C 501.350.7388 | O 479.695.8265
jjeter@kelleycop.com

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR

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

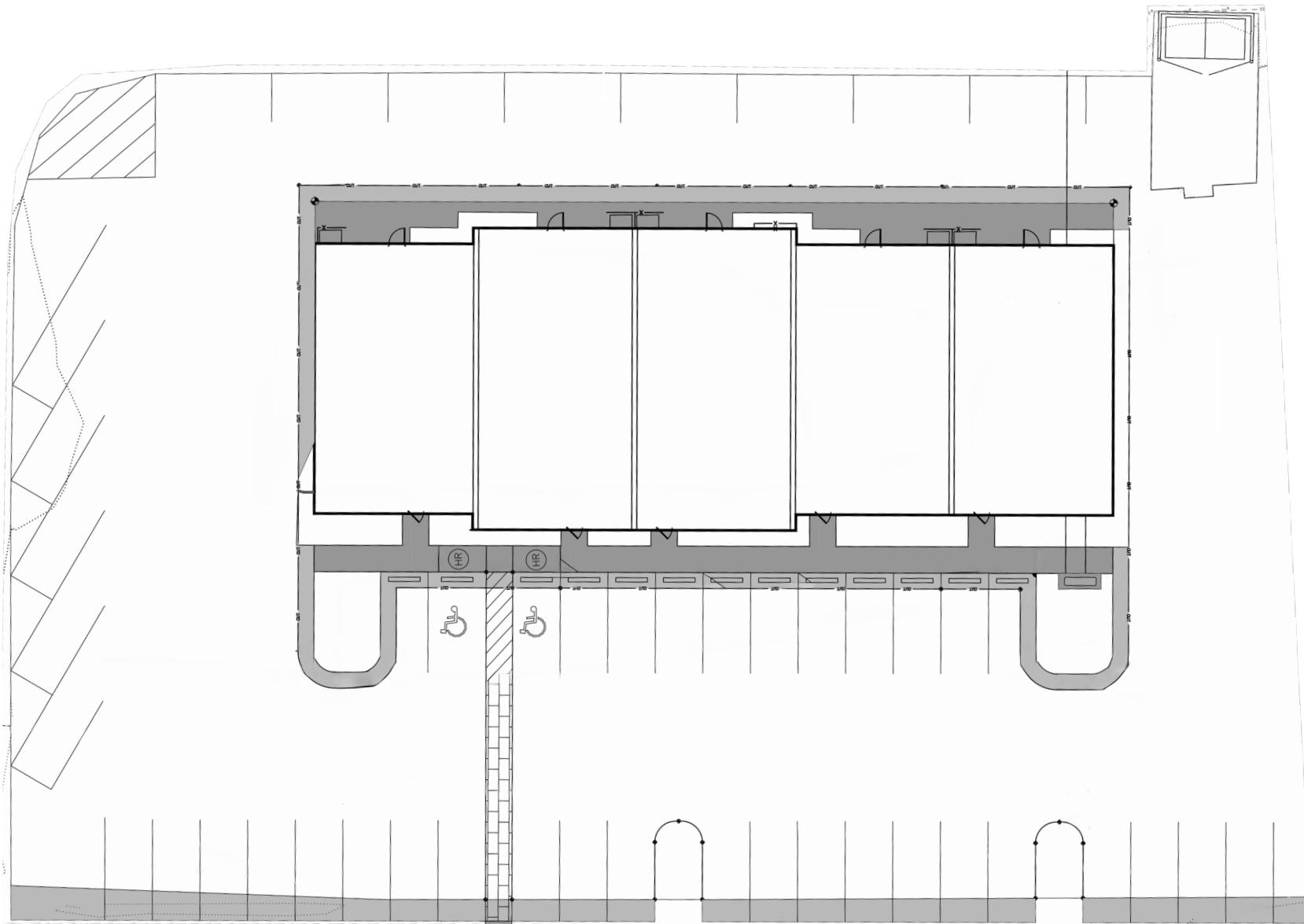
TRAFFIC COUNTS

White Rd: 22,775 VPD



NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



KELLEY COMMERCIAL
PARTNERS

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
C 501.350.7388 | O 479.695.8265
jjeter@kelleycp.com

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



KELLEY COMMERCIAL
PARTNERS

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycop.com

JORDAN JETER, CCIM
PARTNER | AGENT
C 501.350.7388 | O 479.695.8265
jjeter@kelleycop.com

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



Central Jr High School



W Huntsville Ave - 20,021 VPD

N Gutensohn Rd - 7,766 VPD

SITE



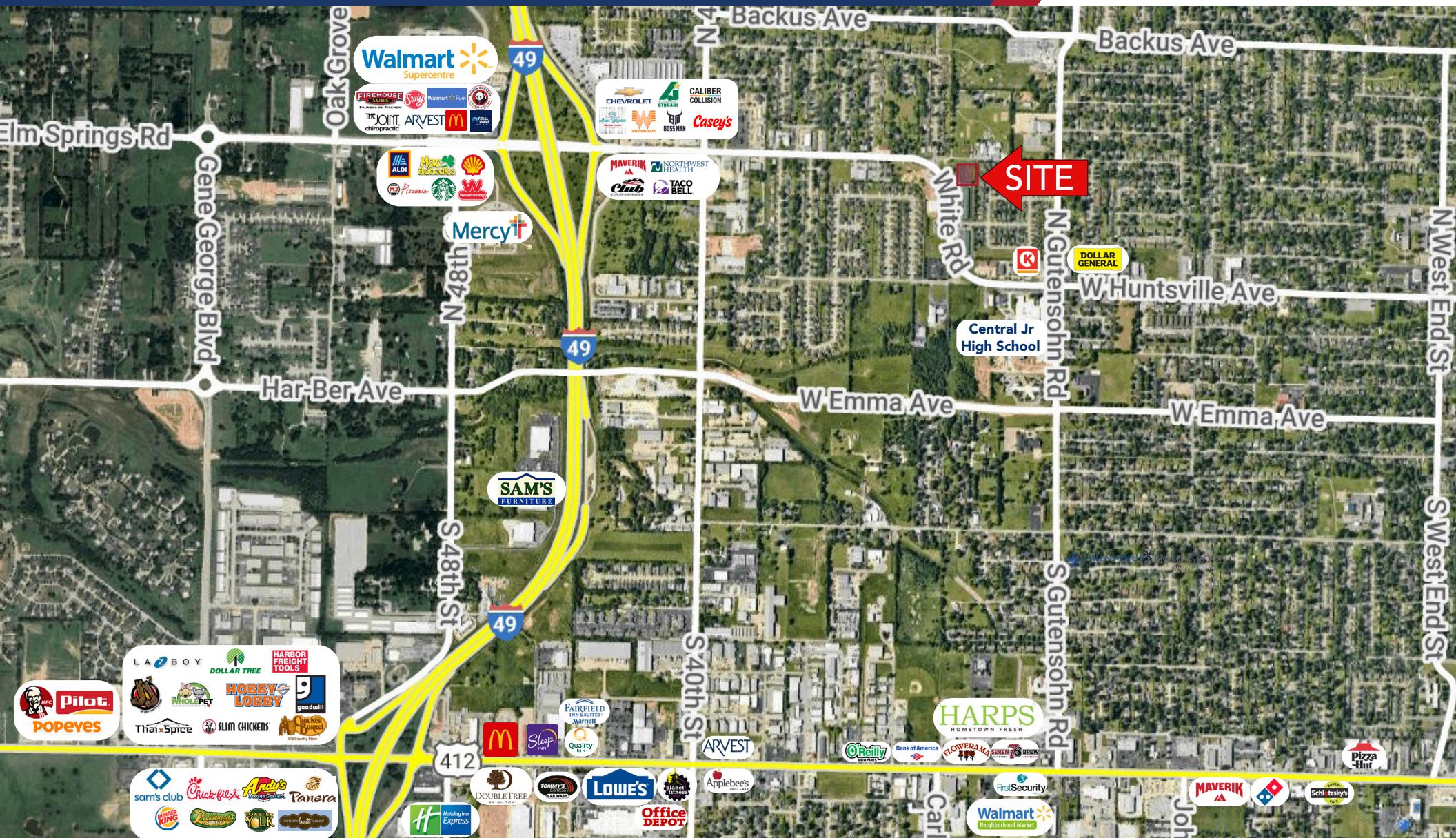
KELLEY COMMERCIAL
PARTNERS

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycop.com

JORDAN JETER, CCIM
PARTNER | AGENT
C 501.350.7388 | O 479.695.8265
jjeter@kelleycop.com

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



KELLEY COMMERCIAL PARTNERS

MATT STROM, CCIM
PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
C 501.350.7388 | O 479.695.8265
jjeter@kelleycp.com

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.



MATT STROM, CCIM

PARTNER | AGENT

C 479.650.8980 | **O** 479.695.8262

mstrom@kellycp.com



JORDAN JETER, CCIM

PARTNER | AGENT

C 501.350.7388 | **O** 479.695.8265

jjeter@kellycp.com

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

479.443.8002

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.



KELLEY COMMERCIAL
PARTNERS

kellycp.com |   

CHAINLINKS
RETAIL ADVISORS