

# OFFICE SPACE FOR LEASE

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



KELLEY COMMERCIAL  
PARTNERS

**MATT HAIRSTON**  
AGENT  
O 479.445.6346 | C 479.409.1366  
mhairston@kelleycp.com

**PHILIP SCHMIDT**  
PARTNER | AGENT  
O 479.695.8264 | C 501.804.4447  
pschmidt@kelleycp.com

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## AVAILABLE

Suite 100

4,307 SF

## PRICE

\$24.00 PSF (Full Service)

## COMMENTS

- Turn-Key bank space with drive thru
- Class A office/bank space within close proximity to Fayetteville, Springdale, Rogers, and Bentonville
- 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

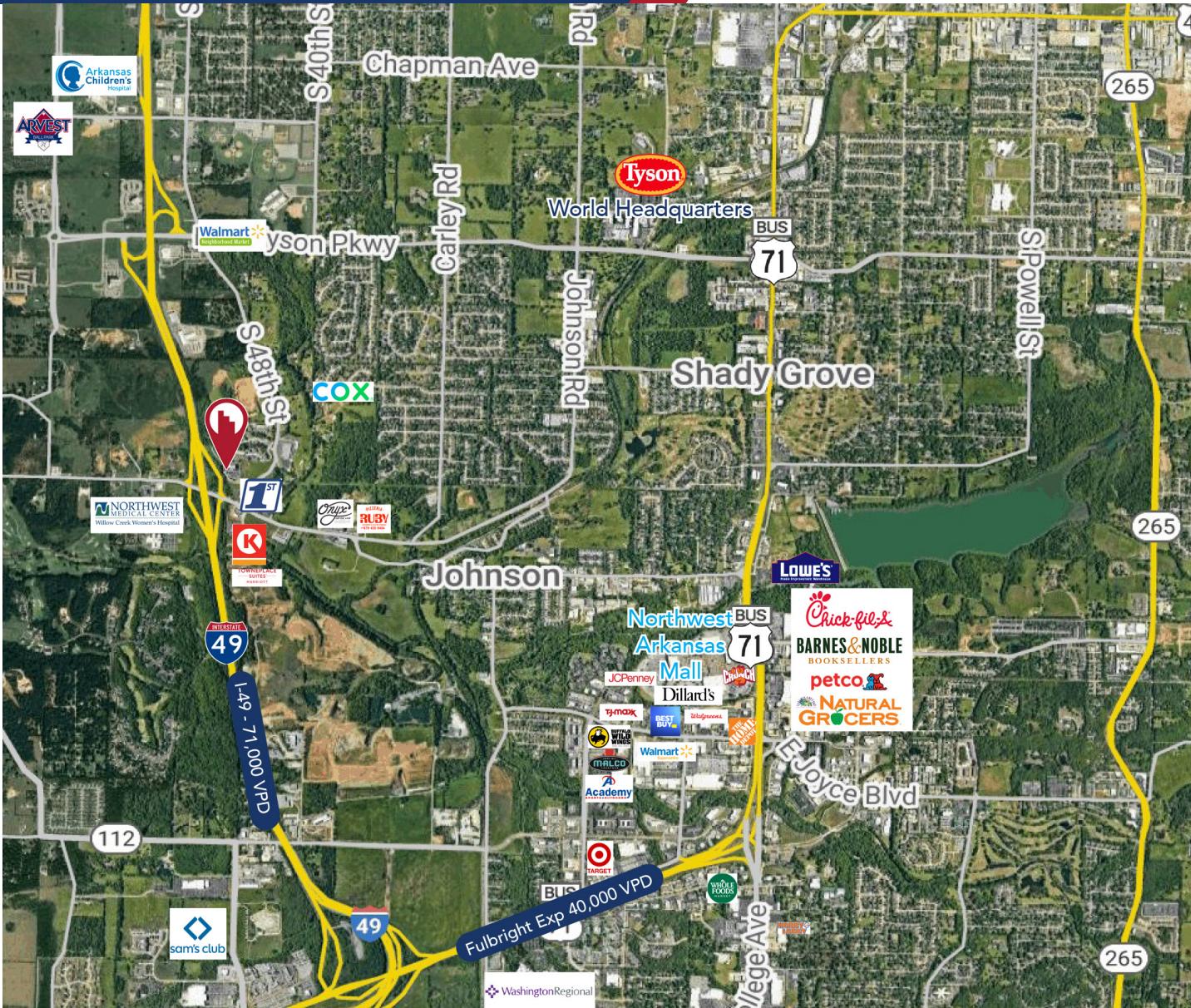
## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	30,802	125,292	169,051
AVERAGE HH INCOME	\$83,956	\$76,215	\$72,458
TOTAL HH	12,929	48,865	65,755

## TRAFFIC COUNTS

Johnson Mill Blvd - 8,000 VPD

I-49 - 80,000 VPD



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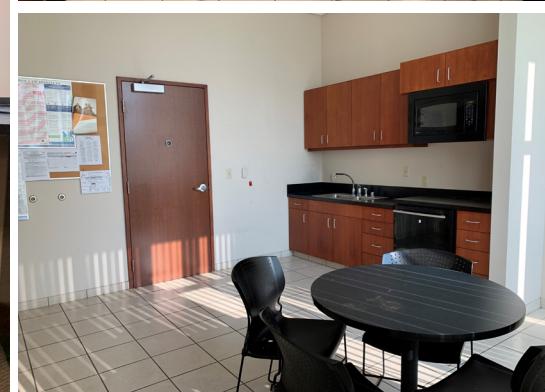
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

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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

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CHAINLINKS  
RETAIL ADVISORS