

AVAILABLE FOR SUB-LEASE

1410 S Thompson St | Springdale, AR. 72764



MATT STROM, CCIM

PARTNER | AGENT

☎ 479.695.8262 | 📠 479.650.8980

mstrom@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±8,000 SF

PRICE

\$17 PSF | NNN

COMMENTS

- Current lease expires 3/31/2025 with potential for a longer-term deal
- Great location right on Hwy 71B near the Hwy 412 intersection
- Excellent visibility
- Additional parking in the back of the property
- Roll-up door for deliveries
- Attractive signage options

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,700	74,212	113,439	269,238
AVERAGE HH INCOME	\$71,547	\$72,178	\$78,502	\$80,292
TOTAL HH	3,506	24,116	39,407	98,711

TRAFFIC COUNTS

S Thompson St - 36,700 VPD

Sunset Ave - 37,100 VPD

E. Robinson Ave - 25,200 VPD



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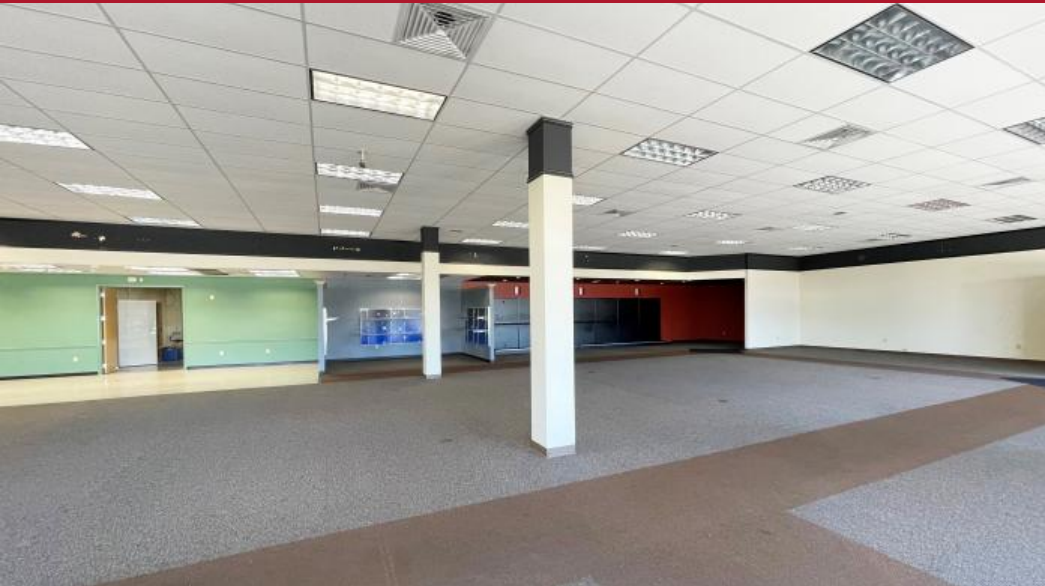


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ABOUT KELLEY COMMERCIAL PARTNERS

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

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

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RETAIL ADVISORS