

SUITES FOR LEASE

Shoppes at Har-Ber | 7058 W Sunset Ave | Springdale, AR 72762



MATT STROM, CCIM

PARTNER | AGENT

☎ 479.695.8262 | 📠 479.650.8980

mstrom@kelleycp.com

MARY BETH CHAMBERS

AGENT

☎ 479.695.8260 | 📠 479.466.8923

mchambers@kelleycp.com



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AVAILABLE

7022 W. Sunset Ave:

Suite 3: 792 SF

7058 W Sunset Ave:

Suite 8: 1,875 SF

LEASE RATE

\$22.00 NNN

COMMENTS

- Harp's-anchored neighborhood center
- 1 mile West of Interstate 49
- Directly behind Har-Ber Meadows Community
- Very desirable co-tenants such as Tropical Smoothie, Flying Burrito, Onyx Coffee Lab, Anytime Fitness, and many more

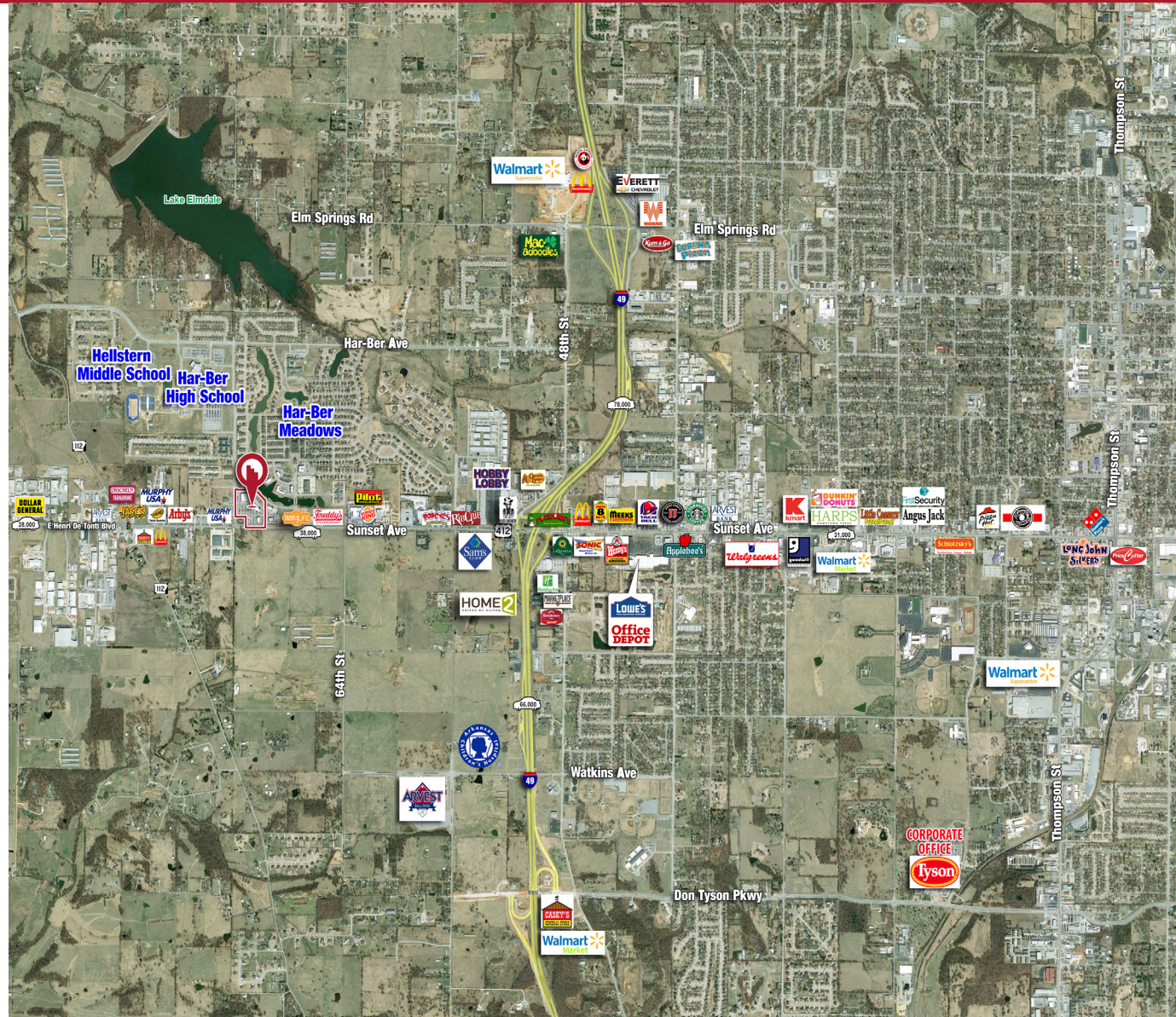
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,524	25,035	74,141	28,903
AVERAGE HH INCOME	\$109,037	\$87,904	\$76,185	\$90,139
TOTAL HH	1,308	9,174	26,601	10,715

TRAFFIC COUNTS

Sunset Ave - 38,000 VPD

E Henri De Tonti Blvd - 28,000 VPD



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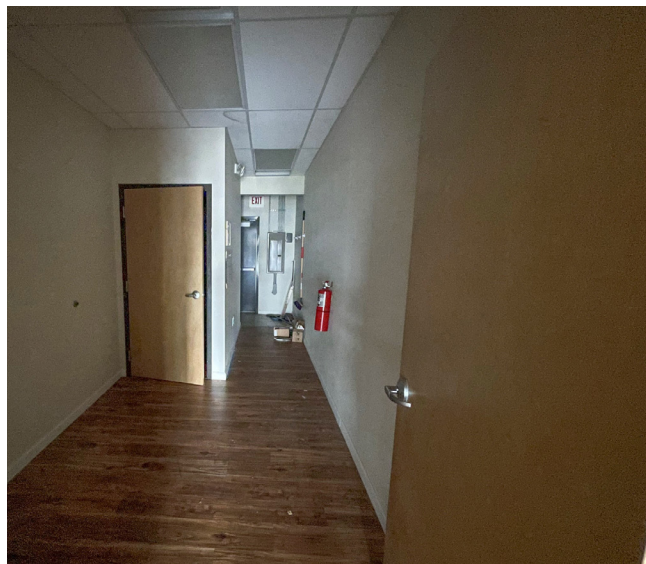
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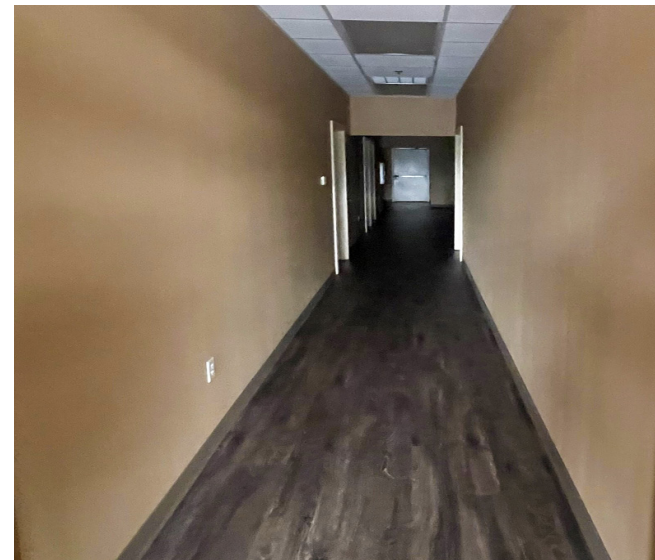
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ABOUT KELLEY COMMERCIAL PARTNERS

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
479.443.8002



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PARTNERS

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