FINISHED FLEX SPACE FOR SUBLEASE

122 Grant Place | Lowell, AR

KELLEY COMMERCIAL PARTNERS

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

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AVAILABLE

±5,124 SF

PRICE

$17.00 NNN

COMMENTS

- Training facility with classroom/office space, two restrooms, break room, and open warehouse
- 20' ceiling height with sprinklers, three drive-in doors, and 3-phase power
- Overflow parking lot
- Ideal location near Interstate 49

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,240	32,691	99,691	292,536
AVERAGE HH INCOME	$116,452	$144,652	$129,037	$125,831
TOTAL HH	503	12,042	34,806	107,819

TRAFFIC COUNTS

W. Monroe Ave. - 22,430 VPD

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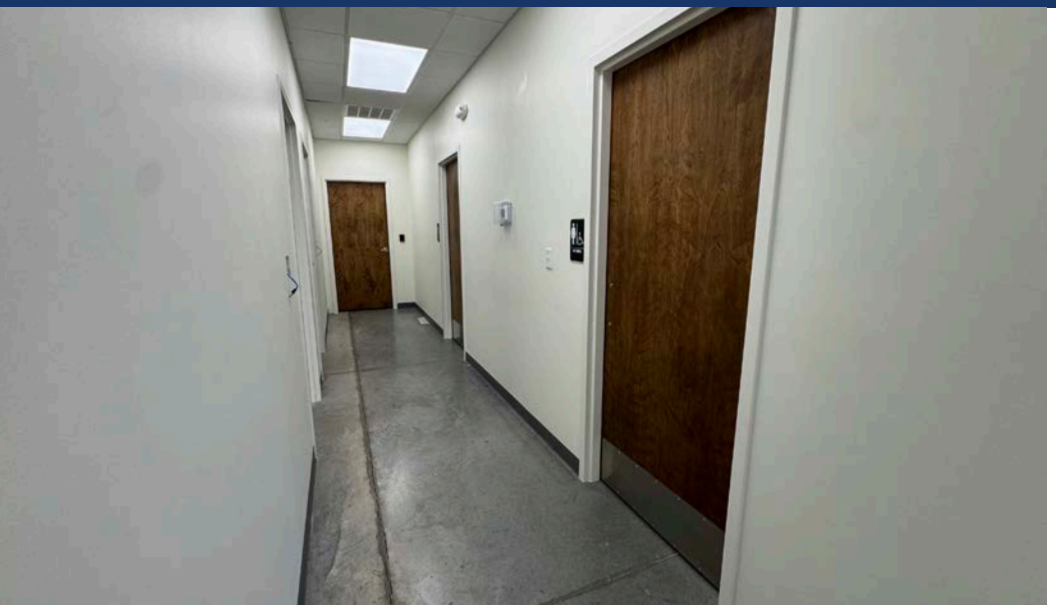

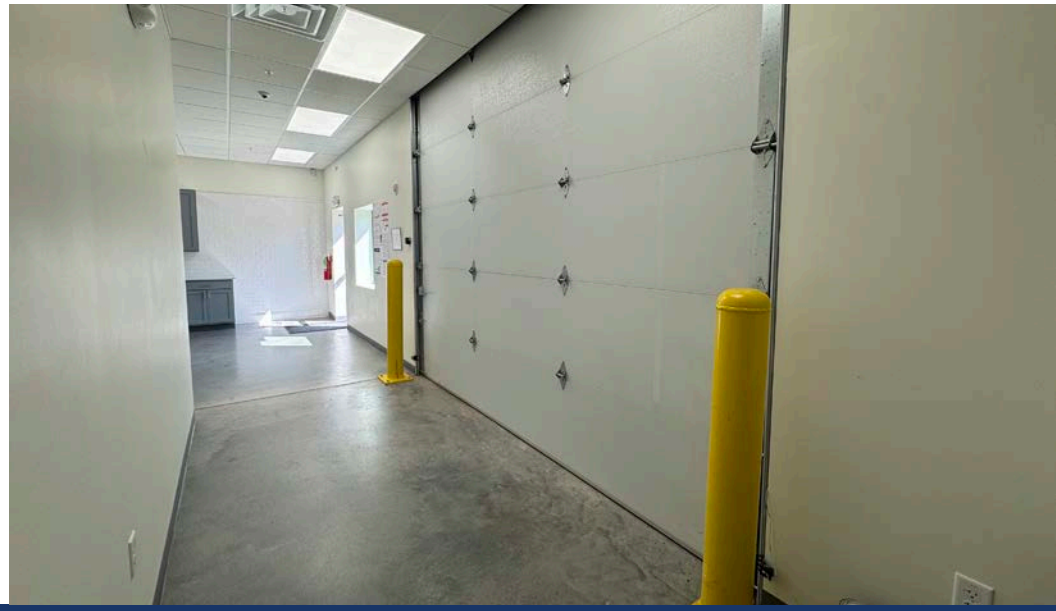

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NORTHWEST ARKANSAS RANKS AS NATIONS BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

Lowell, Arkansas is a rapidly growing community in Benton County located along the Interstate-49 corridor between Springdale and Rogers in the heart of the Northwest Arkansas metropolitan area. Its central location within the region provides convenient access to major employment centers, corporate headquarters, and regional amenities. The city is also within about 20 minutes of the headquarters for Walmart, Tyson Foods, and the University of Arkansas, strengthening its role as a strategic logistics and commuter hub. Lowell continues to see steady residential and commercial development, driven by population growth across Northwest Arkansas and demand for centrally located housing and industrial/logistics facilities. The city offers developer-friendly planning processes and available development land, helping attract new projects and business investment.

NWA MAJOR EMPLOYERS

Rank	Company
1	Walmart
2	Tyson Foods
3	University of Arkansas
4	J.B. Hunt Transport Services
5	Northwest Health Systems
6	Rogers Public Sales
7	Mercy Health System
8	Serco North America
9	Arvest Bank
10	Northwest Arkansas Community College

Source: Rogers Lowell Chamber

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,240	32,691	99,691	292,536
AVERAGE HH INCOME	$116,452	$144,652	$129,037	$125,831
TOTAL HH	503	12,042	34,806	107,819
AVERAGE AGE	33	34	33	34
BUSINESSES	58	843	2,722	10,018
EMPLOYEES	10,029	10,011	35,044	117,185

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property

292,536
Population

$125,831
Avg. Household Income

107,819
Households

34
Avg. Age

10,018
Businesses

117,185
Employees

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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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