

# NEW RETAIL/OFFICE BUILDING FOR SALE OR LEASE

Country Club Plaza | 1020 Country Club Pkwy | Maumelle, AR 72113

**NEW  
PRICE  
\$1,700,000**



**DREW LANING**

AGENT

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**KELLEY COMMERCIAL  
PARTNERS**



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## AVAILABLE FOR SALE

±7,128 SF Shopping Center

## AVAILABLE FOR LEASE

Suite 1: ±968 SF

Suite 2: ±1,540 SF

Suite 3: ±1,540 SF

Suite 4: ±1,540 SF

Suite 5: ±1,540 SF \*Drive-thru window available

## PRICE

NEW SALE PRICE: ~~\$1,900,000~~ **\$1,700,000**

LEASE PRICE: Contact agent for pricing info

## COMMENTS

- Ideal opportunity for owner/user
- New retail/office building, located next to Maumelle Charter High School
- High-volume of households and new subdivisions
- Strong daytime traffic count
- Close proximity to the White Oak Crossing /I40 intersection

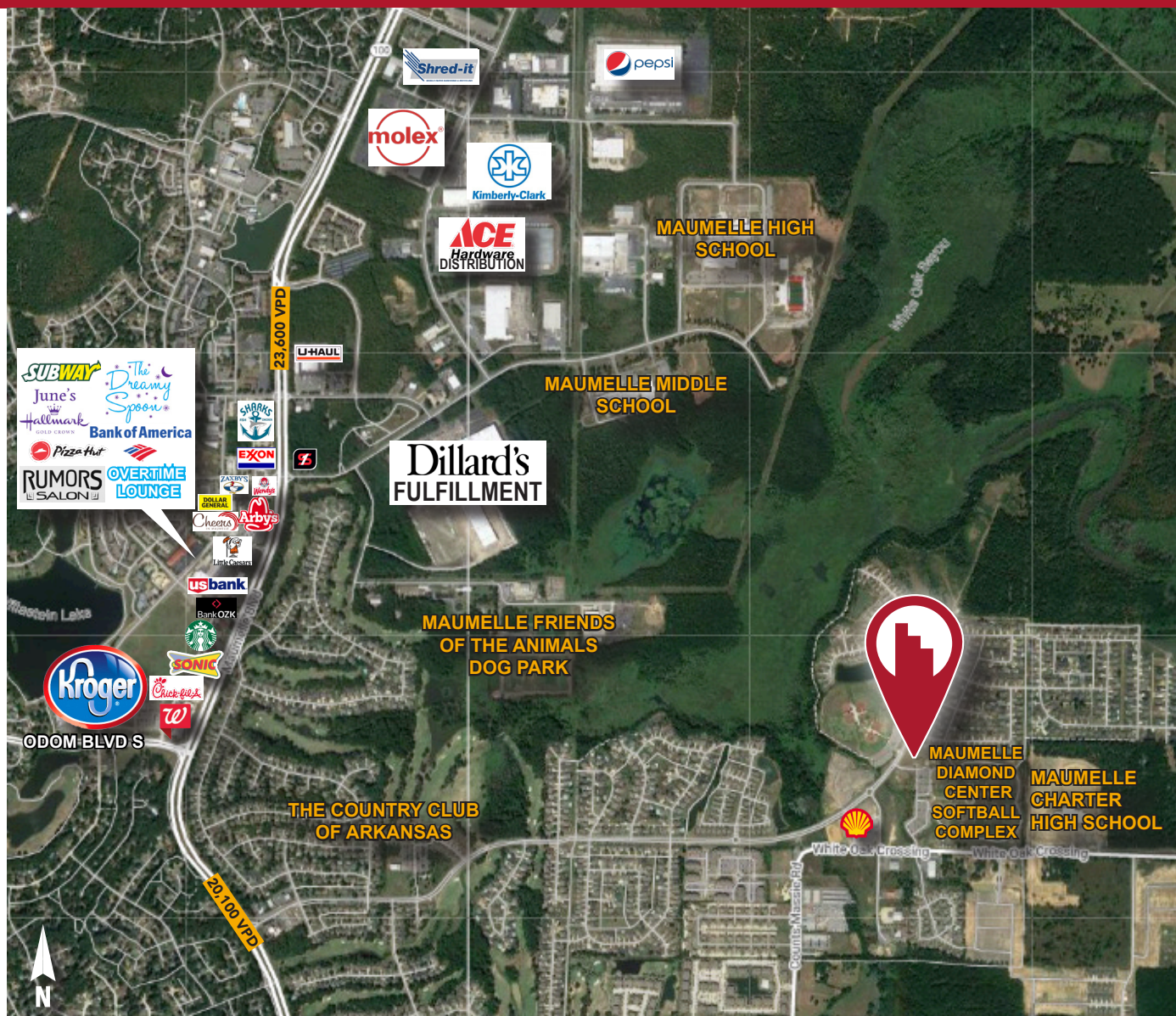
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,093	24,305	49,899	262,981
AVERAGE HH INCOME	\$67,577	\$80,723	\$101,960	\$86,075
TOTAL HH	3,124	10,904	22,111	116,576

## TRAFFIC COUNTS

Maumelle Blvd: 20,100 VPD

I-430: 82,800 VPD



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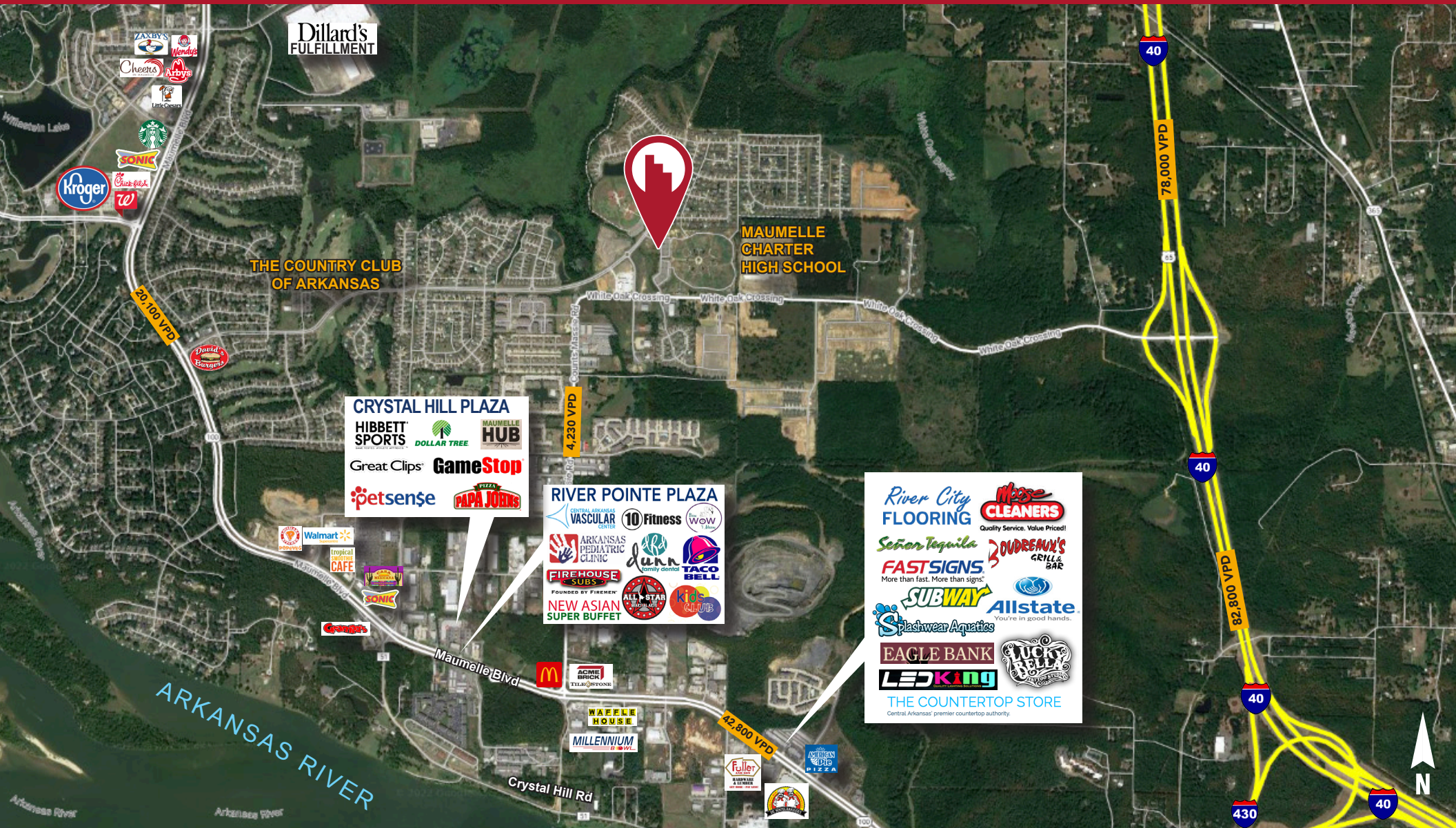


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## ABOUT KELLEY COMMERCIAL PARTNERS

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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