

FREESTANDING RETAIL BUILDING FOR SALE

2401 Malcom Ave | Newport, AR 72112



DREW LANING

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±13,020 SF Freestanding Retail Building for Sale

PRICE

Contact agent for pricing information

COMMENTS

- Prime retail location with excellent visibility near a busy, lighted intersection
- Multiple ingress and egress points provide easy access in and out of the property
- Drive-thru
- Ample parking
- Ideal for a medical clinic, grocery store, gym, or a national or local retailer needing large box space
- All offers are subject to approval by the Walgreens Real Estate Committee

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,118	6,705	10,255	13,087
AVERAGE HH INCOME	\$45,978	\$53,227	\$58,932	\$63,049
TOTAL HH	1,390	2,859	3,563	4,722

TRAFFIC COUNTS

Malcom Ave: 10,000 VPD

Stegall Rd: 5,800 VPD



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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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CHAINLINKS
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