

VALUE ADD COMMERCIAL OPPORTUNITY

92-94 Hwy 00 | Jane, Missouri



**KELLEY COMMERCIAL
PARTNERS**

PHILIP SCHMIDT

PARTNER | AGENT

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BRIAN BROCKMAN

BROKER OF RECORD

License #: 177814

Bang Realty-Oklahoma Inc

bor@bangrealty.com

513.898.1551



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AVAILABLE

14,400 SF Building: \$1,850,000

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±1 Acre: Contact Agent for Pricing

±1.4 Acres: Contact Agent for Pricing

COMMENTS

- Priced Well Below Replacement Cost
- Major Upside Potential
- Hard Corner Location at Traffic Signal
- Adjacent to New Mountain Bike Trails Owned by the Walton Family
- Close Proximity to Bentonville and Walmart Home Offices
- Buildings are 60 Feet Deep and can Easily be Converted into Strip Malls or be used as Warehouse/Flex Space

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	141	10,599	26,801	77,400
AVERAGE HH INCOME	\$86,004	\$124,209	\$109,285	\$128,692
TOTAL HH	64	4,720	12,038	30,981

TRAFFIC COUNTS

Hwy 71 - 33,000 VPD



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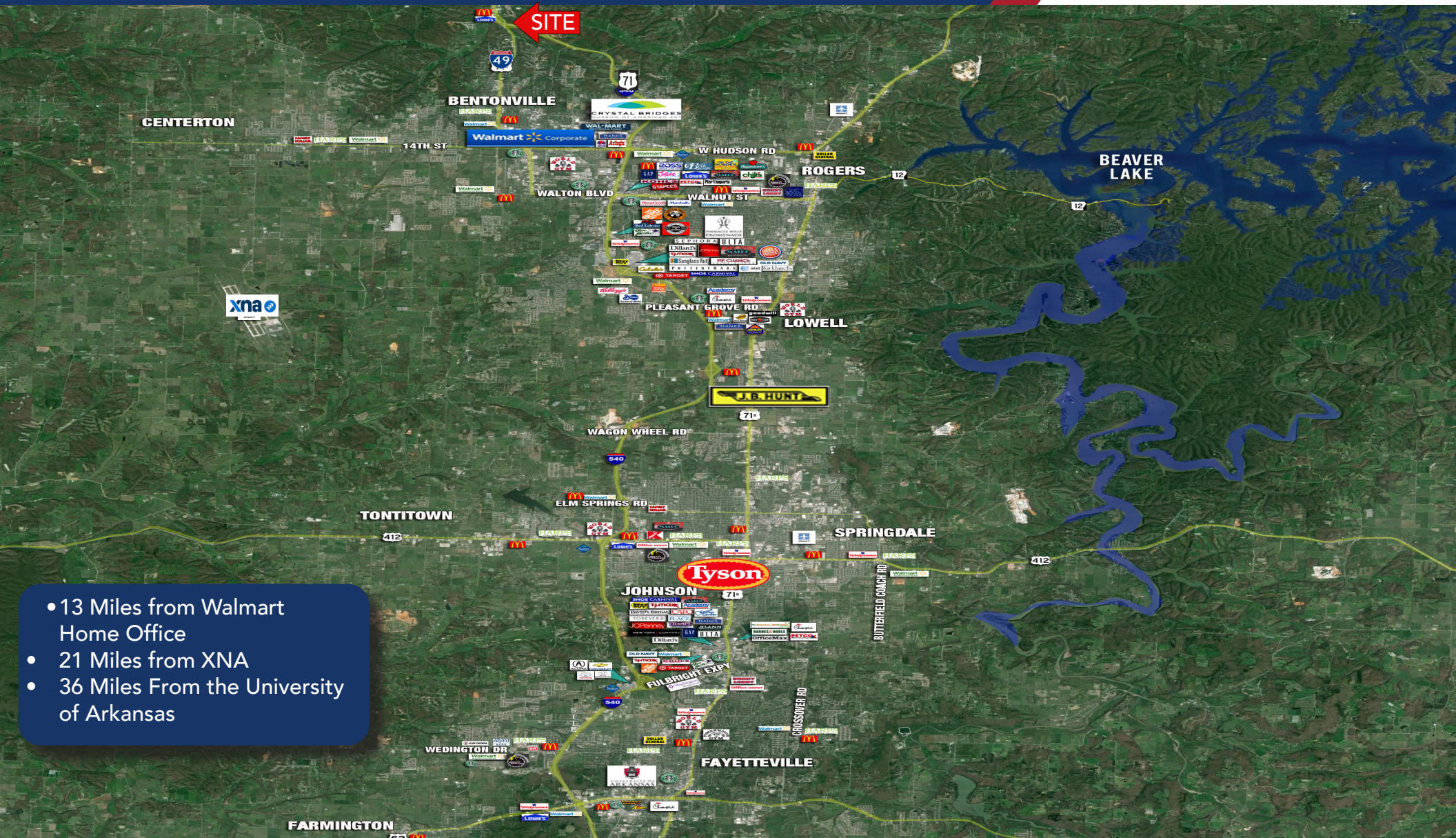
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- 13 Miles from Walmart Home Office
- 21 Miles from XNA
- 36 Miles From the University of Arkansas

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

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