

# VALUE ADD COMMERCIAL OPPORTUNITY

92-94 Hwy 00 | Jane, Missouri

14,400 SF

14,400 SF

±1 Acre

±1.4 Acres



KELLEY COMMERCIAL  
PARTNERS

PHILIP SCHMIDT  
PARTNER | AGENT  
O 479.695.8264 | D 501.804.4447  
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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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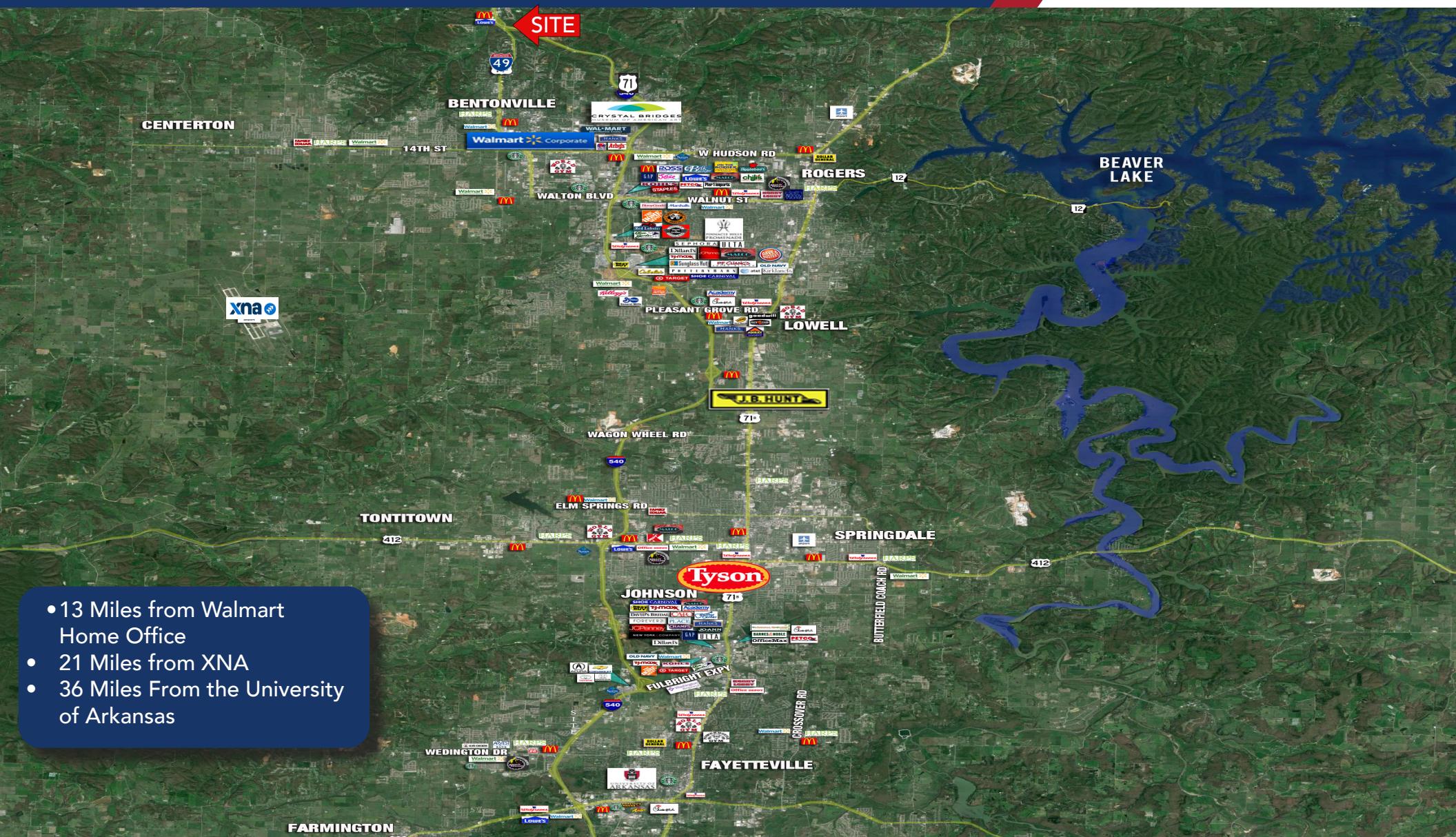
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## ABOUT KELLEY COMMERCIAL PARTNERS

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  
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4100 Corporate Center Drive, Suite 101  
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