

# FREESTANDING RETAIL BUILDING FOR SUBLEASE

850 W. Keiser Ave | Osceola, AR 72370



**DREW LANING**

AGENT

📞 501.375.3200 | 📠 501.244.7527

[dlaning@kelleycp.com](mailto:dlaning@kelleycp.com)

**HANK KELLEY, CRE, SIOR, CPM**

CEO | PARTNER | EXECUTIVE BROKER

📞 501.375.3200 | 📠 501.244.7503

[hkelley@kelleycp.com](mailto:hkelley@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# FREESTANDING RETAIL BUILDING FOR SUBLEASE

850 W. Keiser Ave | Osceola, AR 72370

## AVAILABLE

±3,966 SF freestanding retail building for sublease

## PRICE

\$8.00 Modified Gross

## COMMENTS

- Prime retail location with high visibility
- Located at a busy, lighted intersection on a hard corner
- Multiple ingress /egress access points
- Ample parking
- Zoned C-3
- Contact agent for master lease details

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,387	6,682	7,606	10,353
AVERAGE HH INCOME	\$62,535	\$61,103	\$58,401	\$61,703
TOTAL HH	1,721	2,636	2,969	3,996

## TRAFFIC COUNTS

W. Keiser Ave: 12,830 VPD

Blues Hwy/61: 5,820 VPD



## DREW LANING

AGENT

📞 501.375.3200 | 📠 501.244.7527

dlaning@kelleycp.com

## HANK KELLEY, CRE, SIOR, CPM

CEO | PARTNER | EXECUTIVE BROKER

📞 501.375.3200 | 📠 501.244.7503

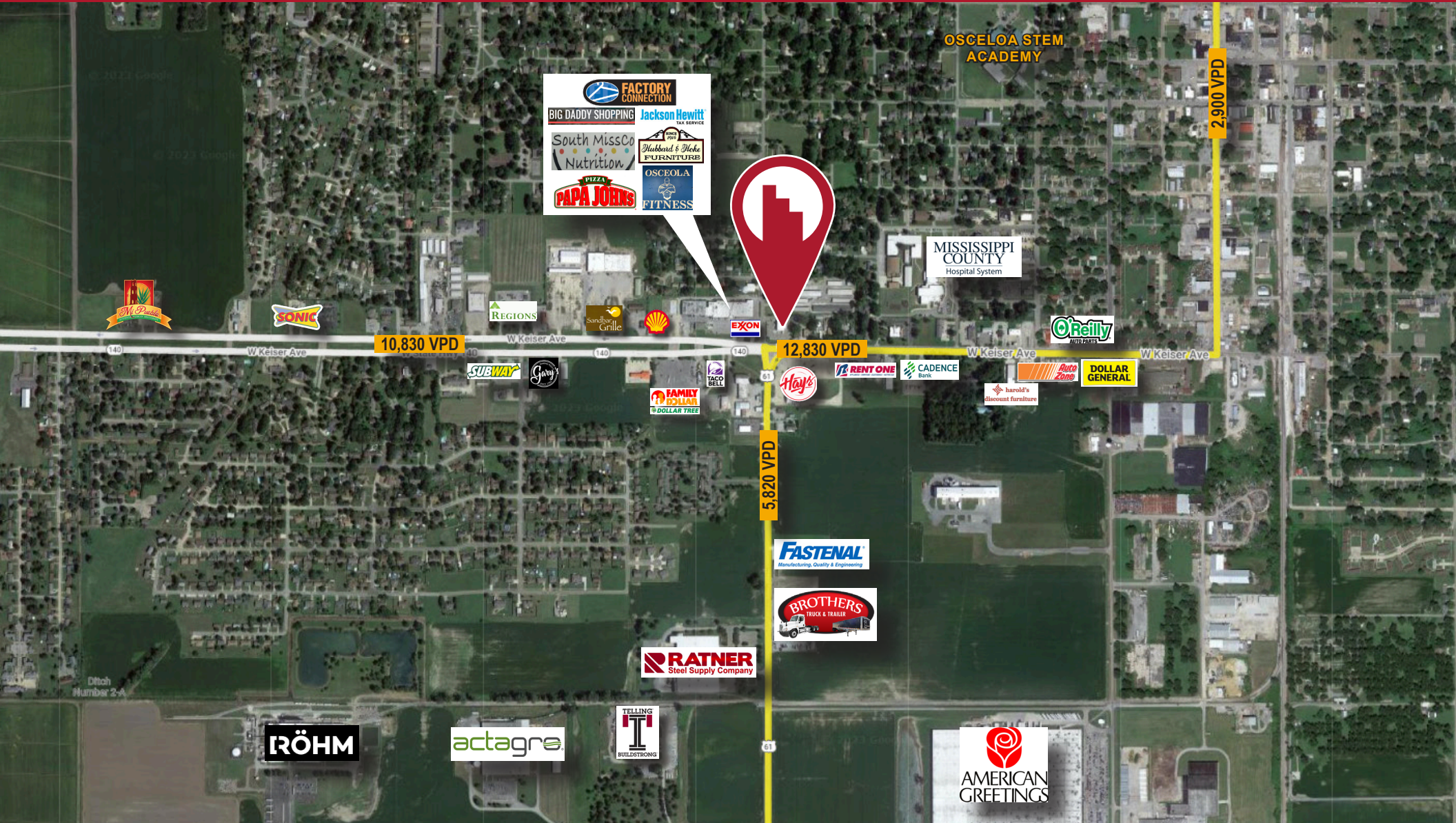
hkelly@kelleycp.com



**KELLEY COMMERCIAL PARTNERS**

# FREESTANDING RETAIL BUILDING FOR SUBLEASE

850 W. Keiser Ave | Osceola, AR 72370



**DREW LANING**  
AGENT  
☎ 501.375.3200 | 📠 501.244.7527  
dlaning@kelleycp.com

**HANK KELLEY, CRE, SIOR, CPM**  
CEO | PARTNER | EXECUTIVE BROKER  
☎ 501.375.3200 | 📠 501.244.7503  
hkelley@kelleycp.com



## 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.



**DREW LANING**  
AGENT



**HANK KELLEY, CRE, SIOR, CPM**  
CEO | PARTNER | EXECUTIVE BROKER

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

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



[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS