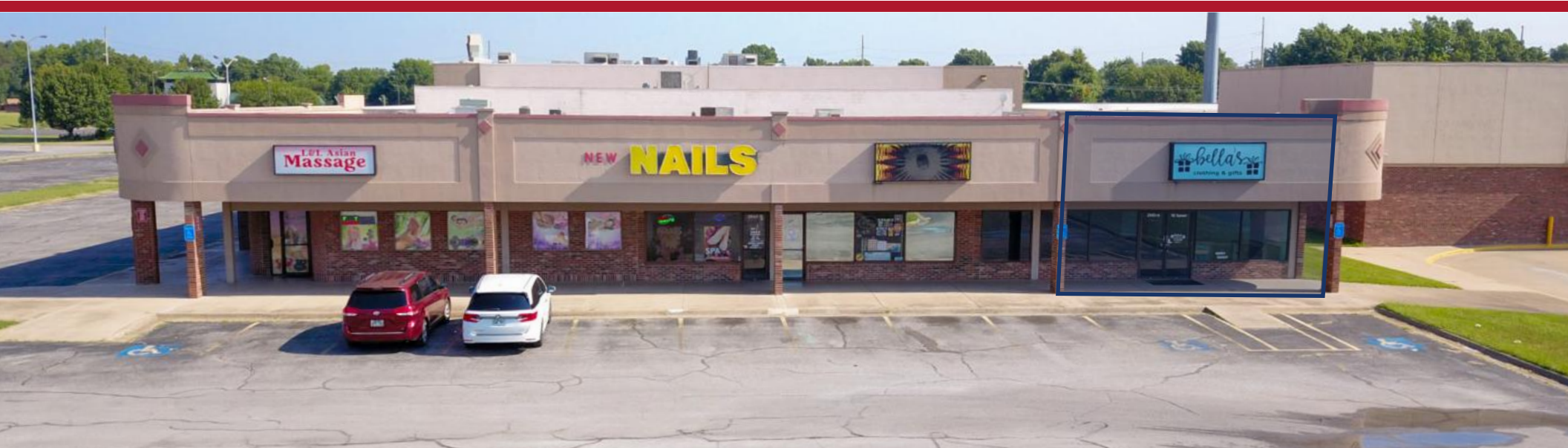


RETAIL/OFFICE SPACES FOR LEASE

2940 W Sunset Ave | Springdale, AR 72762



MATT STROM, CCIM
PARTNER | AGENT
☎ 479.695.8262 | 📠 479.650.8980
mstrom@kelleycp.com

JACKSON MOORE
AGENT
☎ 479.695.8268 | 📠 501.951.6300
jmoore@kelleycp.com



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AVAILABLE

Suite A - 3,100 SF

Suite D - 1,267 SF

Suite F - 660 SF

PRICE

\$15 PSF NNN

COMMENTS

- Minutes from I-49 and 71B
- Centrally located in a dense retail/business corridor
- High Visibility and Traffic Counts
- Co-tenants include Harps, Malco Theatre, 7 Brew, Panda Restaurant
- Close proximity to Walmart Neighborhood Market

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,609	64,507	112,164	282,574
AVERAGE HH INCOME	\$79,7944	\$92,738	\$101,034	\$108,091
TOTAL HH	3,293	22,087	39,477	107,091

TRAFFIC COUNTS

Sunset Ave - 28,680 VPD



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Suite A



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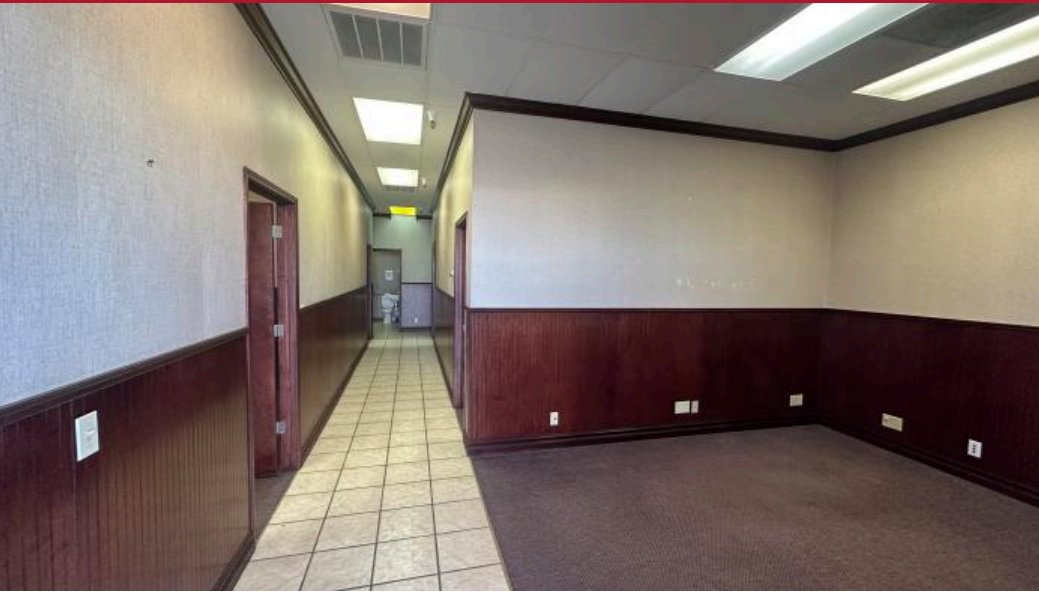
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Suite D



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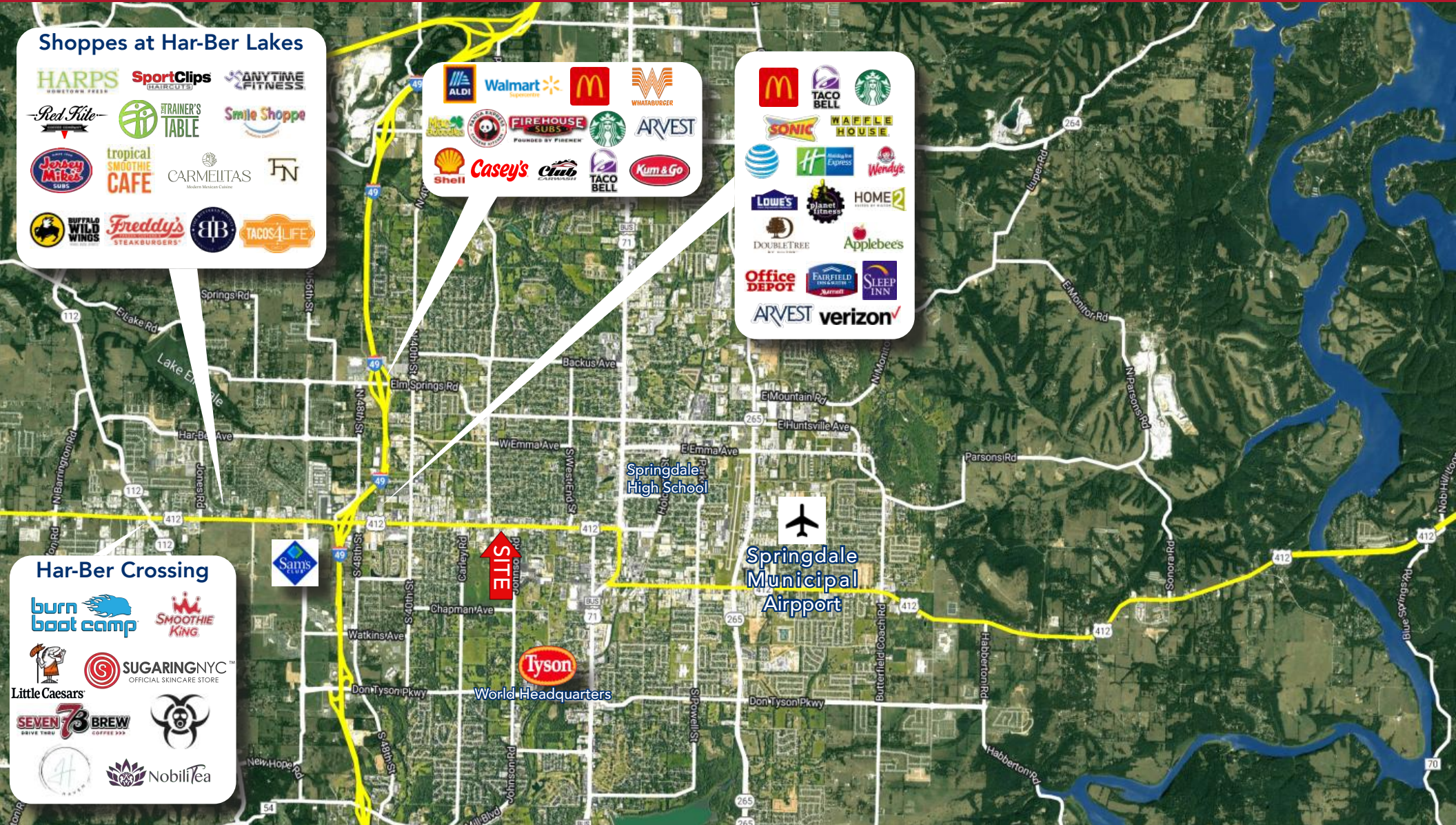
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Shoppes at Har-Ber Lakes



Har-Ber Crossing



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KELLEY COMMERCIAL PARTNERS

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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AGENT

☎ 479.695.8268 | 📞 501.951.6300

jmoore@kelleycp.com

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

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RETAIL ADVISORS