

# FLEX SPACE FOR LEASE

682-778 White Rd | Springdale, AR 72762

Logos for potential tenants: ALDI, Mac's, Starbucks, FIREHOUSE SUBS, Swig, Walmart, Panda Express, THE JOINT chiropractic, ARVEST, McDonald's, FIDAL WAVE, Mercy, Club CARWASH, MAVERIK, TACO BELL, CHEVROLET, ALL ABOUT STORAGE, CALIBER COLLISION, Casey's, NORTHWEST HEALTH.

Walmart Supercentre



**KELLEY COMMERCIAL PARTNERS**

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### AVAILABLE

±3,000 SF

### PRICE

\$16 NNN

### COMMENTS

- Brand new flex warehouse buildings with a brick façade
- Close proximity to I-49 and Hwy 71B
- Excellent visibility and access
- Larger than average Overhead Doors
- Ample Parking

### DEMOGRAPHICS

|                    | 1 MILE   | 3 MILES  | 5 MILES   | 10 MILES  |
|--------------------|----------|----------|-----------|-----------|
| DAYTIME POPULATION | 13,803   | 63,033   | 111,434   | 286,658   |
| AVERAGE HH INCOME  | \$91,811 | \$94,492 | \$101,245 | \$105,170 |
| TOTAL HH           | 4,467    | 20,561   | 38,099    | 106,870   |

### TRAFFIC COUNTS

W Huntsville Ave: 22,775 VPD



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Elm Street Gym

Elm Springs Rd - 22,775 VPD

PREMIER HIGH SCHOOLS.

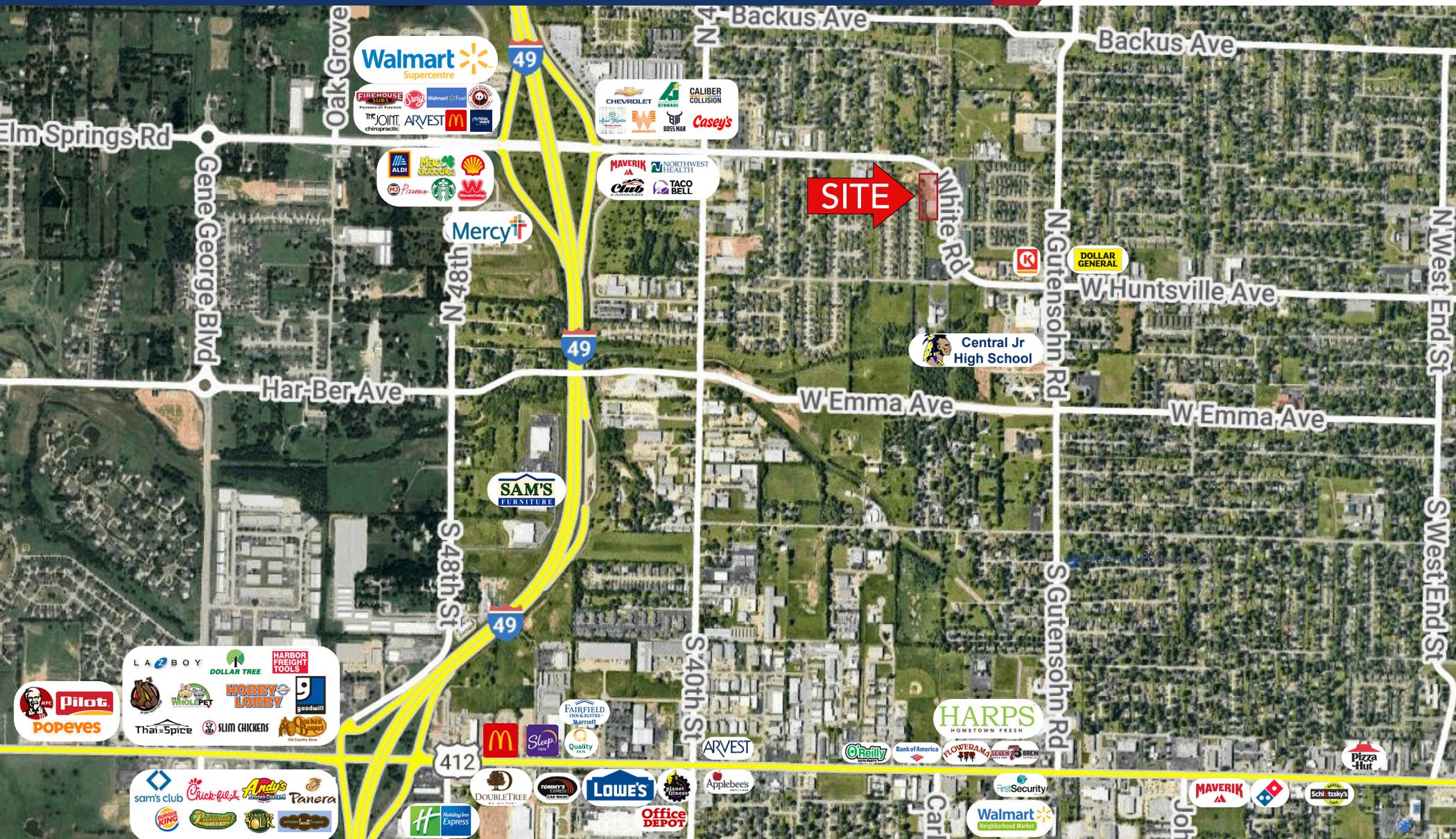
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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RETAIL ADVISORS