

# SUITE FOR LEASE

Shoppes at Har-Ber Lakes | 7058 W Sunset Ave | Springdale, AR



**KELLEY COMMERCIAL  
PARTNERS**

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### AVAILABLE

7058 W. Sunset Ave:  
Suite 9A: 2,668 SF

### LEASE RATE

\$26.00 NNN

### COMMENTS

- Harps-anchored neighborhood center
- 1 mile West of Interstate 49
- Directly behind Har-Ber Meadows Community
- Very desirable co-tenants such as Tropical Smoothie, Jersey Mikes, Red Kite Coffee Company, Anytime Fitness, and many more

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,002	30,017	81,686	262,155
AVERAGE HH INCOME	\$136,114	\$130,825	\$115,328	\$111,597
TOTAL HH	1,464	10,629	28,326	100,649

### TRAFFIC COUNTS

Hwy 412 - 34,075 VPD



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**HARPS**  
HOMETOWN FRESH

Smile Shoppe Gateway Mortgage SportClips HAIRCUTS  
Palm Beach Tan salon service group FN  
The Trainer's Table ANYTIME FITNESS Red Kite COFFEE COMPANY

BUFFALO WILD WINGS TACOS 4 LIFE  
Freddy's STEAKBURGERS  
Signature Bank of Arkansas United FEDERAL CREDIT UNION

CARMELOTAS Modern Mexican Cuisine  
Jersey Mike's SUBS  
Liberty TAX SERVICE tropical SMOOTHIE CAFE

Jones Rd - 6,000 VPD

Hwy 412 - 34,075 VPD

412

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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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