

# UP TO 27,000 SF FOR LEASE

Kmart | 3142 W Sunset Ave | Springdale, AR 72762



HWY 412/ W Sunset Ave  
26,000 VPD

**MAC TATMAN, CCIM**  
AGENT  
☎ 479.966.4020 | 📠 870.403.3414  
mtatman@kelleycp.com



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## AVAILABLE

±27,000 SF

## PRICE

Negotiable

## COMMENTS

- Ideal location for retail, office, storage, fitness
- Located on West Sunset Avenue in Springdale within close proximity to a Walmart Neighborhood Market, Harps, Walgreens, and other major retailers, restaurants, and businesses
- Demisable to meet tenants needs
- Fenced outdoor storage

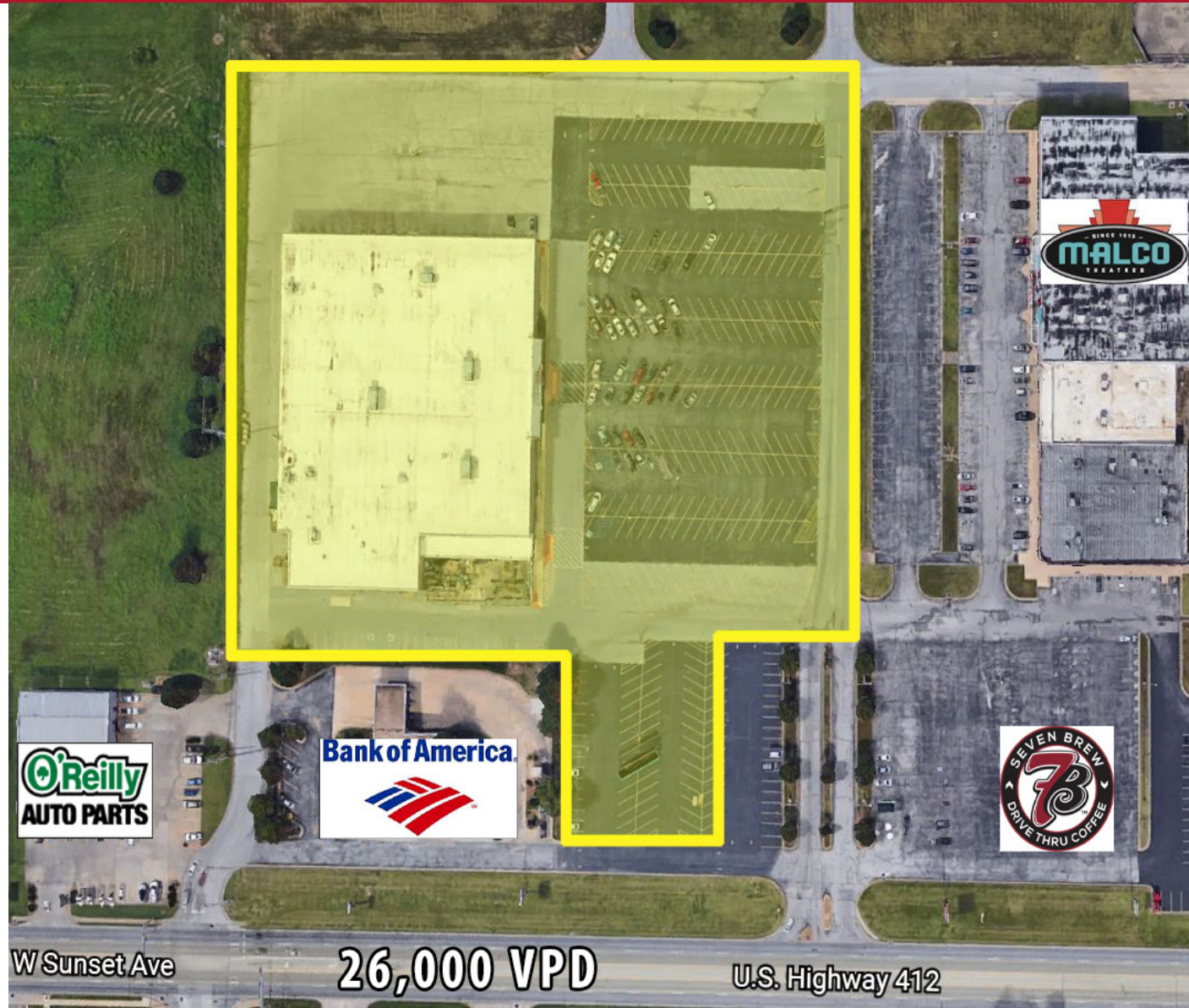
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,216	59,662	104,492	66,103
AVERAGE HH INCOME	\$68,801	\$72,982	\$82,490	\$74,896
TOTAL HH	3,280	20,827	36,550	23,043

## TRAFFIC COUNTS

Sunset Ave - 26,000 VPD

Thompson St - 31,000 VPD



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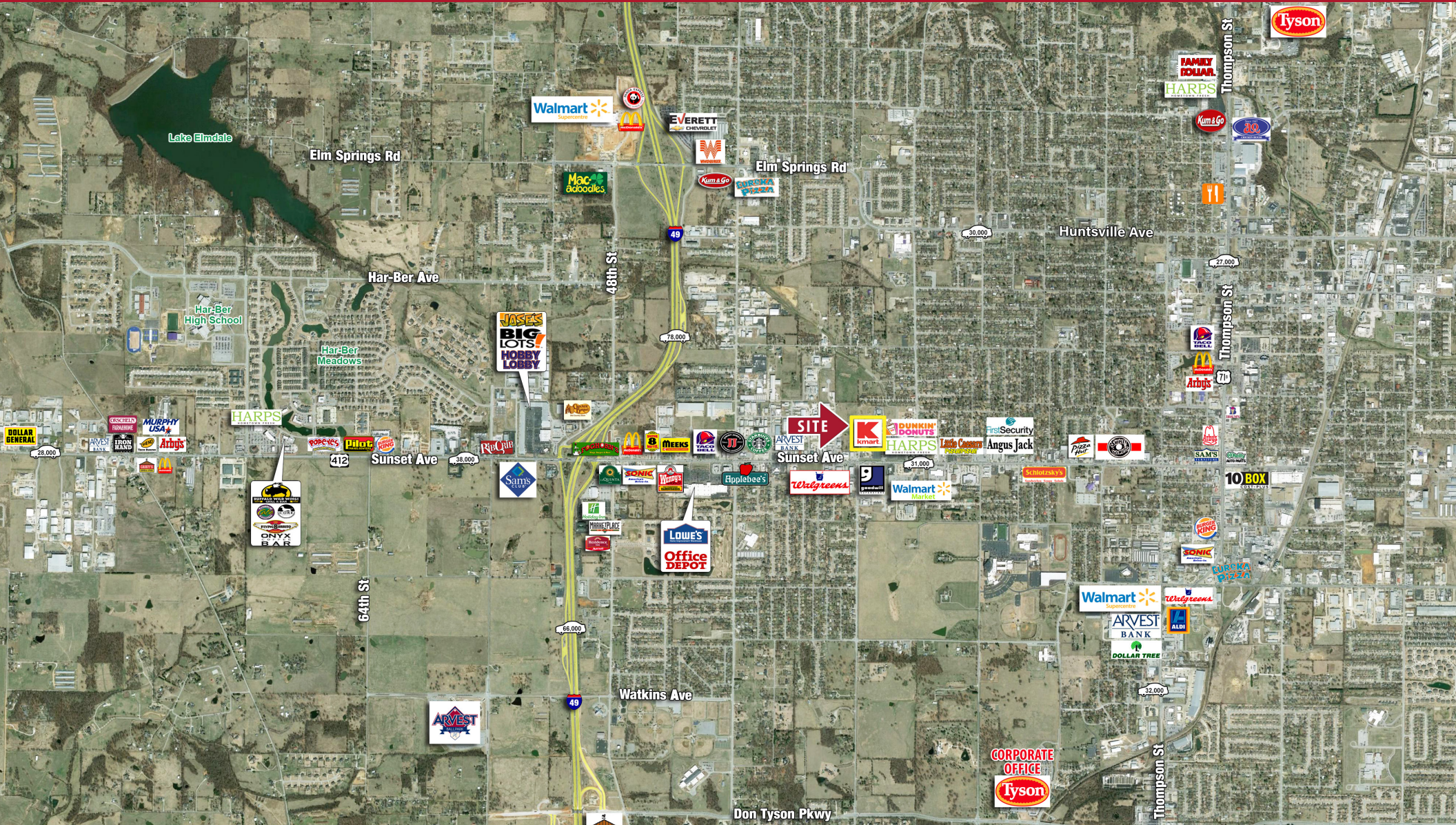
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

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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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