

RETAIL SPACE FOR LEASE IN ESTABLISHED MULTI-TENANT CENTER

268 E. Page Ave | Malvern, AR 72104



**±6,177 SF
FOR LEASE**

BRANDON SHEARD

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

RETAIL SPACE FOR LEASE IN ESTABLISHED MULTI-TENANT CENTER

268 E. Page Ave | Malvern, AR 72104

AVAILABLE FOR LEASE

±6,177 SF Move-in Ready Retail Space

LEASE PRICE

Contact agent for pricing information

COMMENTS

- Located within an established ±21,122 SF multi-tenant retail center
- Join DG Market and Factory Connection, an established tenant mix generating consistent customer traffic
- Well-suited for discount retail, service-oriented businesses, specialty retail, or other neighborhood commercial uses
- C-2 zoning allows for a variety of potential uses
- Situated on ±1.89 acres with over 100 parking spaces
- Opportunity to establish a presence in the Malvern retail market

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,843	12,817	15,897	25,923
AVERAGE HH INCOME	\$55,352	\$67,533	\$68,554	\$78,783
TOTAL HH	2,099	4,822	5,945	9,945

TRAFFIC COUNTS

E. Page Ave: 9,850 VPD

S. Main St: 17,700 VPD



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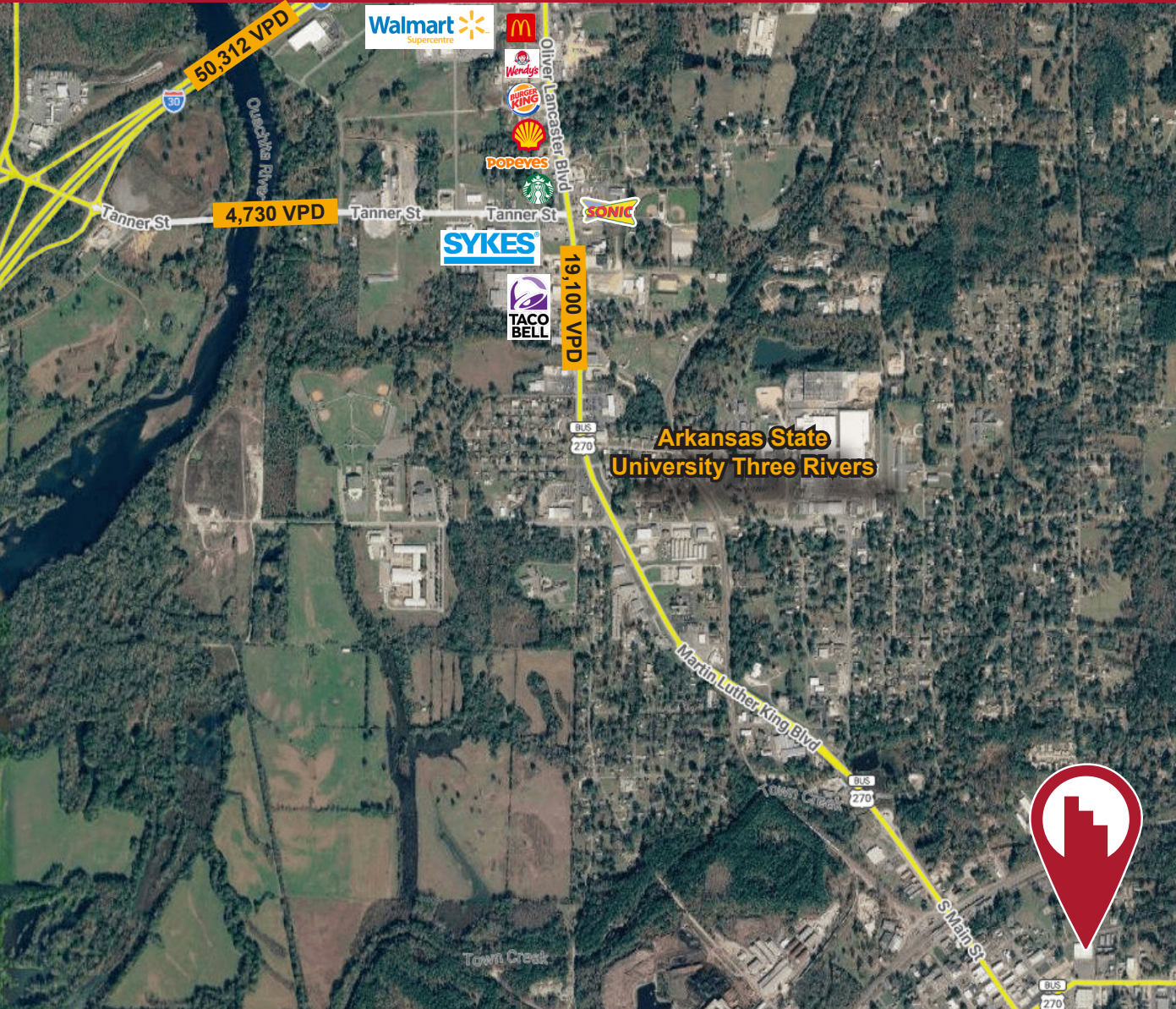
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ABOUT KELLEY COMMERCIAL PARTNERS

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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CHAINLINKS
RETAIL ADVISORS