

# RENOVATED RETAIL SPACE/SHOWROOM WITH WAREHOUSE/WORKSHOP FOR SALE

7473 Warden Rd. | Sherwood, AR 72120



**DARYL PEEPLES**

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**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

±6,000 Retail Space/Showroom  
 ±3,000 Warehouse/Workshop  
**±9,000 SF TOTAL on ±0.8 Acres**

## PRICE

\$1,200,000

## COMMENTS

- Versatile commercial property featuring a ±6,000 SF retail/showroom area with an adjoining ±3,000 SF warehouse/workshop
- Well-suited for a wide range of users, including retail, showroom, service, light industrial, contractor, distribution, or specialty business uses
- Fully renovated in 2021, including new HVAC, LED lighting retrofit, interior/exterior paint, and many other building improvements
- Entire building is heated and cooled, providing comfort for both customer-facing and operational areas
- 5 (five) overhead doors offering strong functionality for deliveries, storage, equipment access, or workflow efficiency
- Convenient Sherwood location with quick access and excellent visibility along Warden Road and the newly expanded I-57 (US 67/167) corridor
- Zoned C-1

## TRAFFIC COUNTS

Brookwood Rd: 23,925 VPD  
 I-57 (US 67/167): 75,025 VPD



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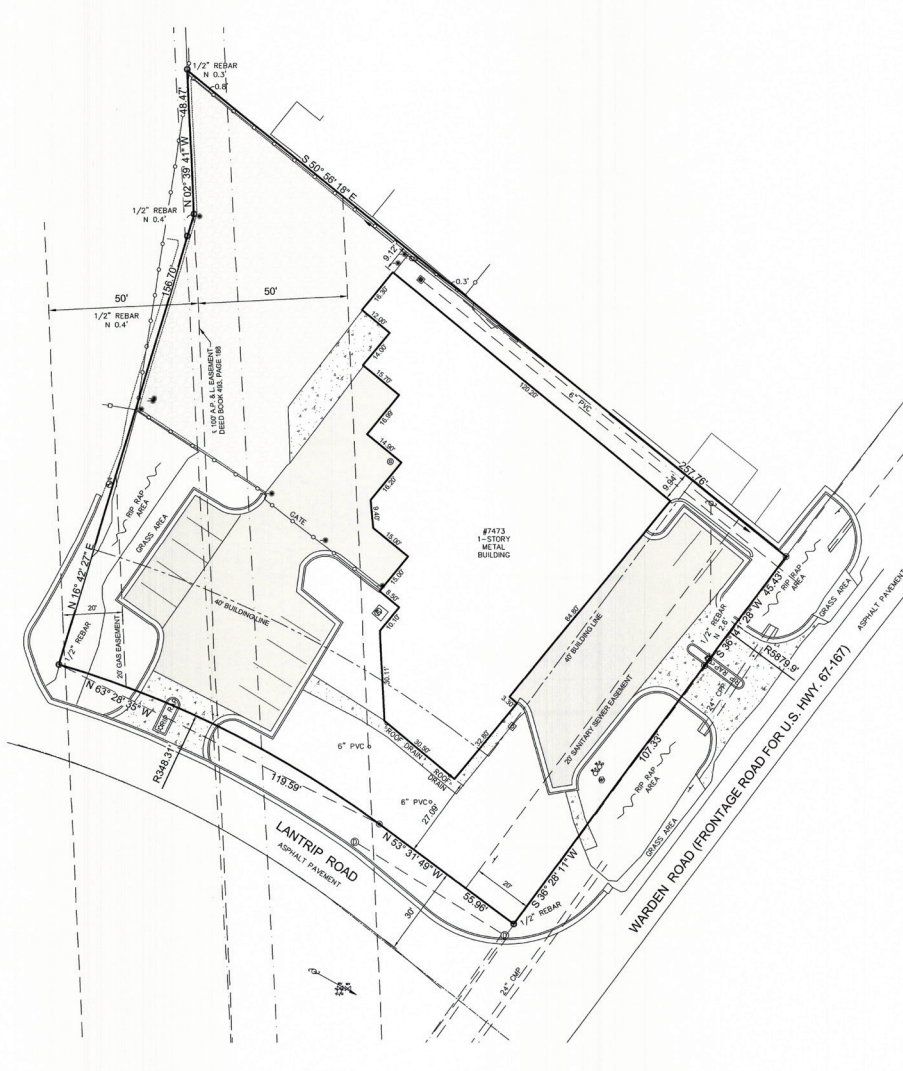
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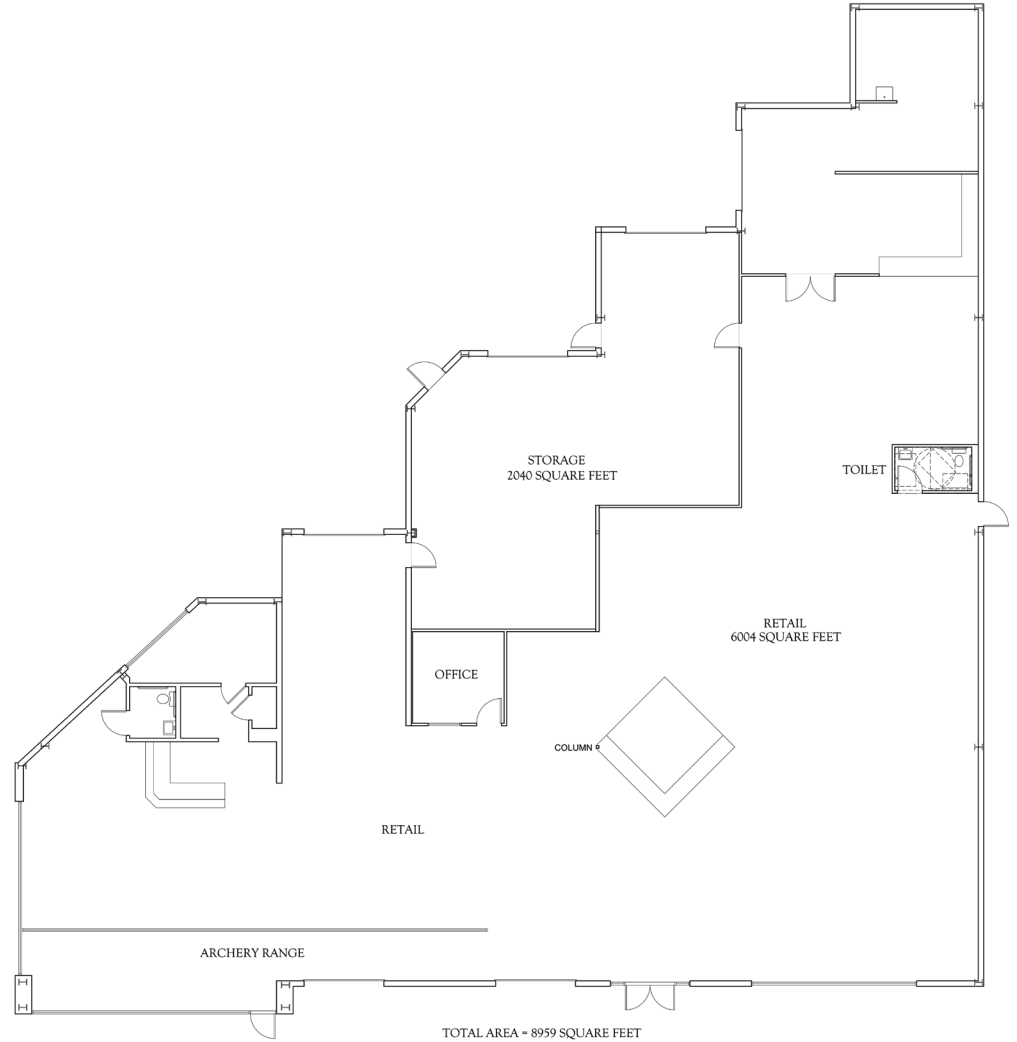
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## SURVEY



## FLOOR PLAN



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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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