

# OFFICE/RETAIL & FLEX SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR



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### AVAILABLE

**Suite B:** ±2,250 SF

**Price:** \$14.50 PSF | Modified Gross

- Move in ready suite suitable for Office, Retail, & showroom
- Open floor plan with two ADA restrooms and one small office
- One Roll up Door (9x9)
- Suite has brand new paint and LVP flooring
- Front and Rear Exit

### HIGHLIGHTS

- Strategically positioned between two of the busiest roads in Springdale
- Surrounded by large national retailers: Walgreens, ALDI, CVS, and one block from the Walmart Supercenter
- Easy access to I-49 & Hwy 412

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,785	74,200	111,951	278,979
AVERAGE HH INCOME	\$82,892	\$89,177	\$101,698	\$109,619
TOTAL HH	3,641	24,478	39,590	105,520

### TRAFFIC COUNTS

S Thompson St - 30,000 VPD



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**KELLEY COMMERCIAL  
PARTNERS**

**JACKSON MOORE**

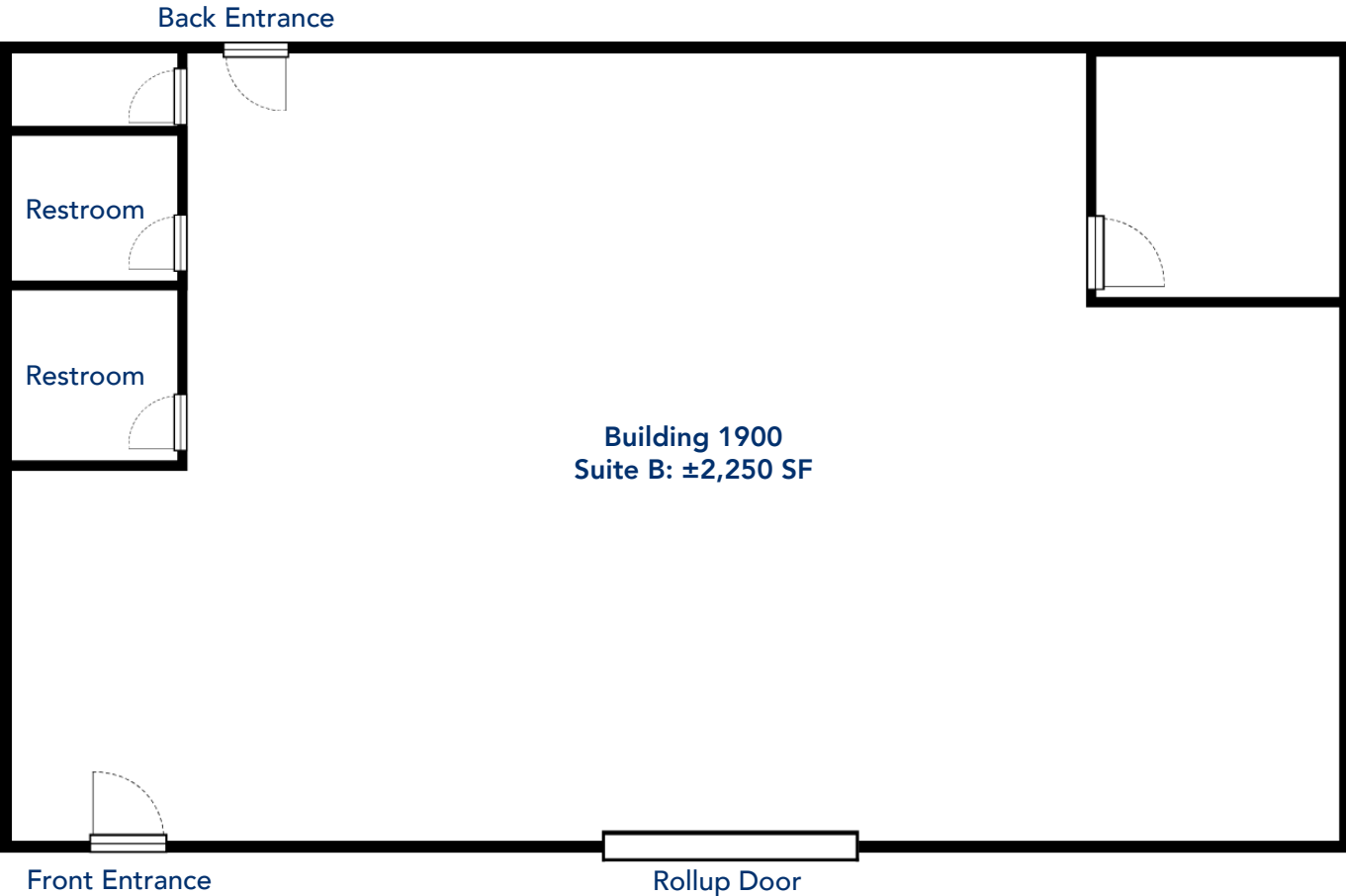
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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DEVELOPMENT MANAGEMENT

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