

FLEX BUILDING FOR SALE OR LEASE

322 Goad Springs | Lowell, AR 72745



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AVAILABLE

Building: ±42,400 SF

Land: ±3.75 AC

PRICE

Sale: \$6,900,000

Lease: \$14 NNN

COMMENTS

- Easy access to I-49; Exit 78
- Centrally located on the NWA corridor so tenants can serve the entire NWA market
- Completed Spring of 2026
- Building can serve single or multiple tenants

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,086	27,494	92,724	57,518
AVERAGE HH INCOME	\$84,408	\$97,186	\$86,844	\$97,964
TOTAL HH	918	9,856	31,900	20,410

TRAFFIC COUNTS

W Monroe Ave: 22,430 VPD



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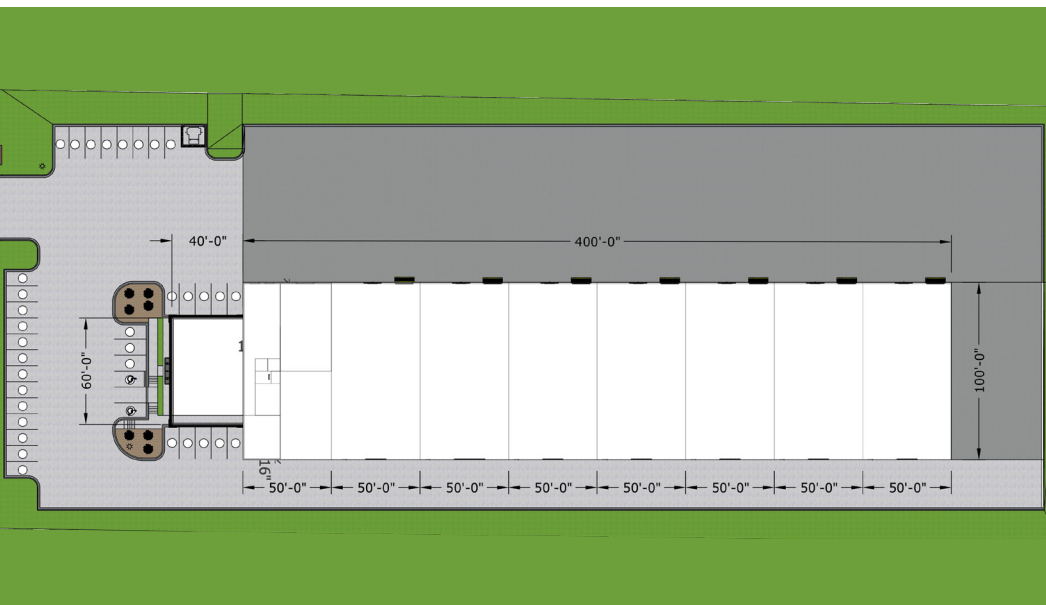
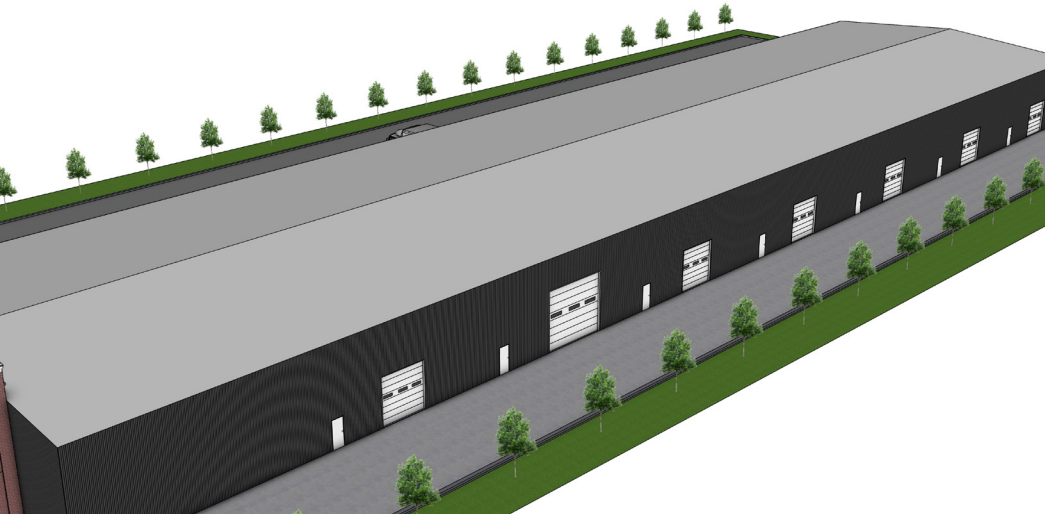
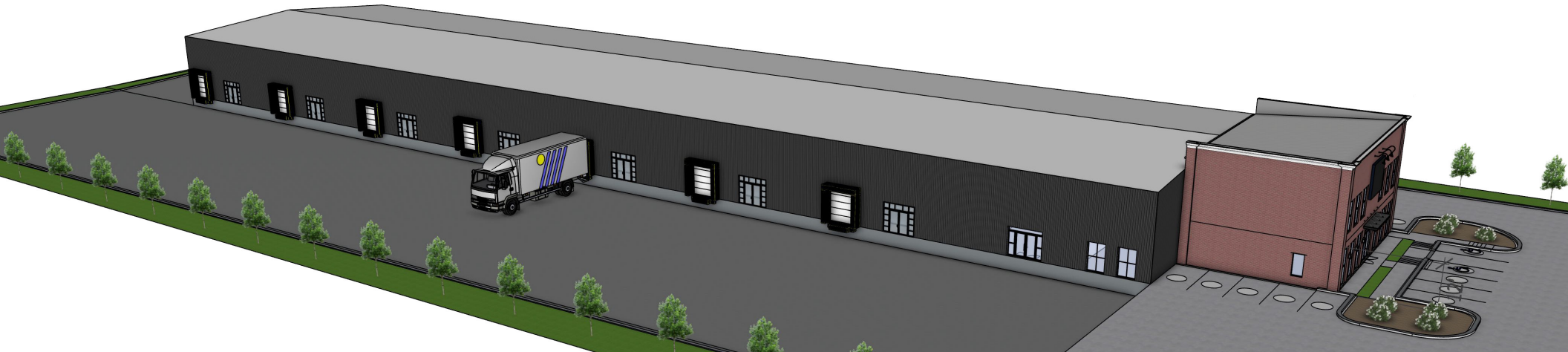
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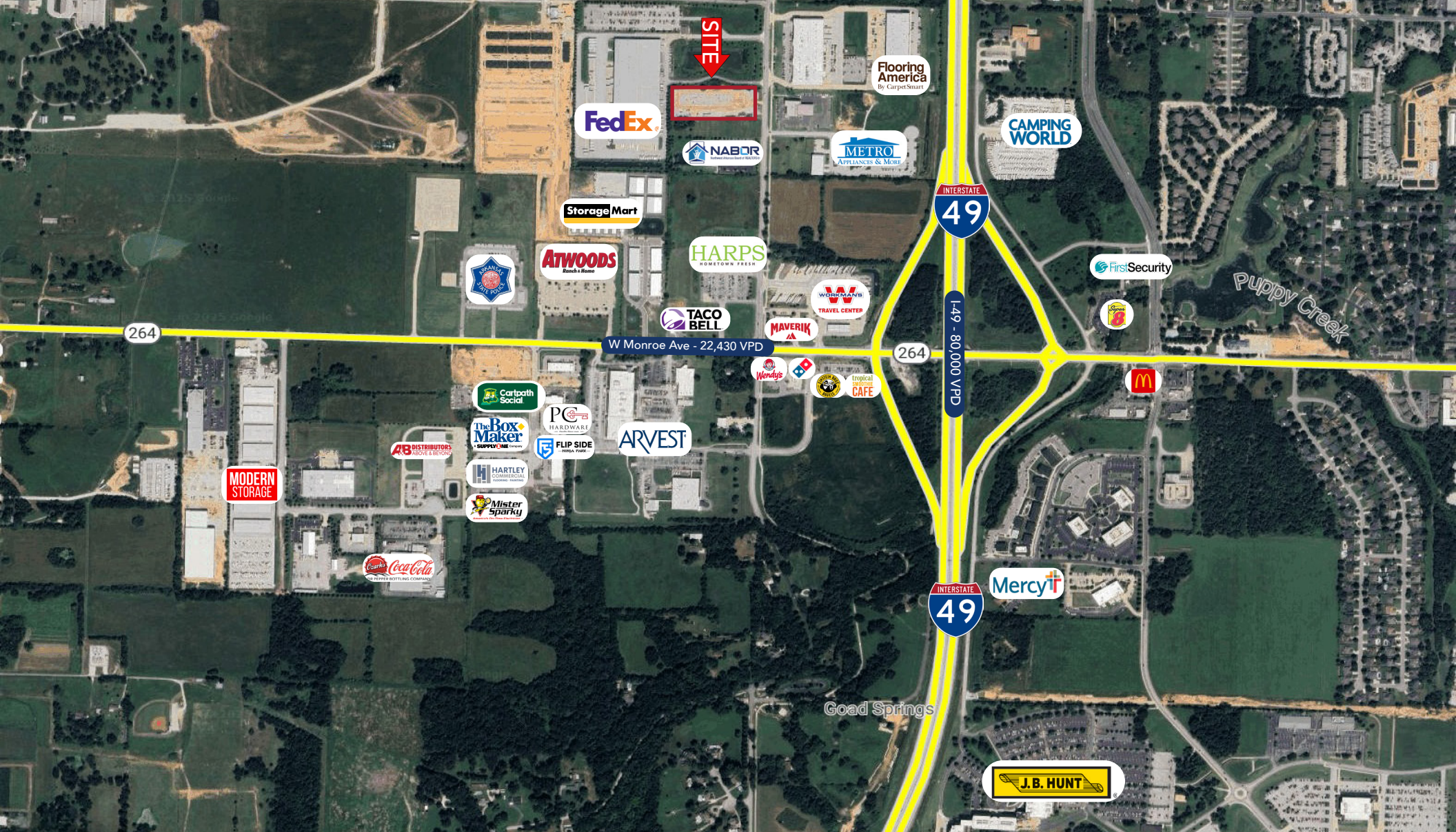
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ABOUT KELLEY COMMERCIAL PARTNERS

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

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