

REMODELED GAS STATION / CONVENIENCE STORE WITH HWY FRONTAGE

8623 Warden Rd | Sherwood, AR 72120

FOR SALE OR LEASE



CONCEPTUAL IMAGE

BRANDON SHEARD

AGENT

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HANK KELLEY, CRE, SIOR, CPM

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±2,650 SF Remodeled Gas Station / C-Store on ±0.48 AC

PRICE

LEASE RATE: \$28/SF NNN*

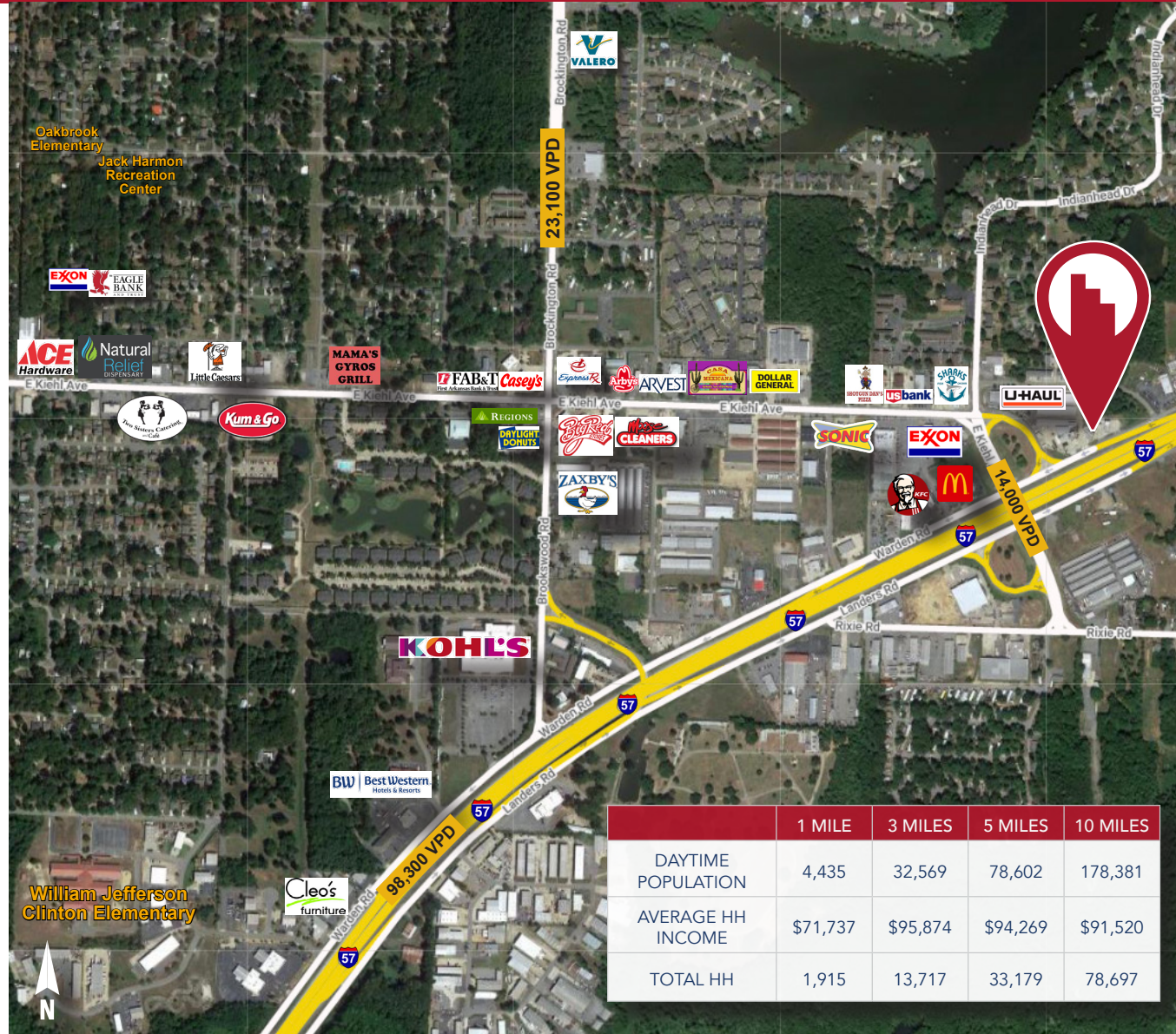
**Asking Lease rate inclusive of per gallon gas commission, or option to assume existing fuel supply agreement. Contact agent for details.*

SALE PRICE: Contact agent for sale information

**Flexible options for existing fuel supply agreement*

COMMENTS

- Highly visible location along the I-57 frontage road, just north of the E. Kiehl Avenue exit
- Approximately 221 feet of frontage along Warden Road with two curb cuts
- ±2,200 SF fuel canopy with six fueling lanes and three double-sided pumps
- Diesel fuel, convenience store amenities, and parking for up to 18 vehicles
- Prominent signage with excellent visibility from I-57 and E. Kiehl Avenue
- Major property improvements underway, including exterior painting, signage, parking lot striping, landscaping, and fuel-system upgrades
- Adjacent U-Haul rental business provides additional customer traffic
- Purchase includes assumption of the existing fuel supply agreement



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RECENT AND ONGOING PROPERTY IMPROVEMENTS (2026)

BRANDING / IMAGING

- Freshly painted July 2026
- Canopy lighting will be addressed during the canopy re-image.
- Exterior lighting repairs and improvements
- Fresh landscaping and parking lot striping
- Pricing pylon sign to be reinstalled and upgraded

FUEL SYSTEM / FUEL TESTING

- New dispensers to be installed
- POC and Phillips Network box to be installed
- Any additional fuel testing requirements to be completed as necessary, prior to lease commencement.

ENVIRONMENTAL COMPLIANCE

- Existing Phase 1 study conducted in 2022
- Additional testing to be completed as required

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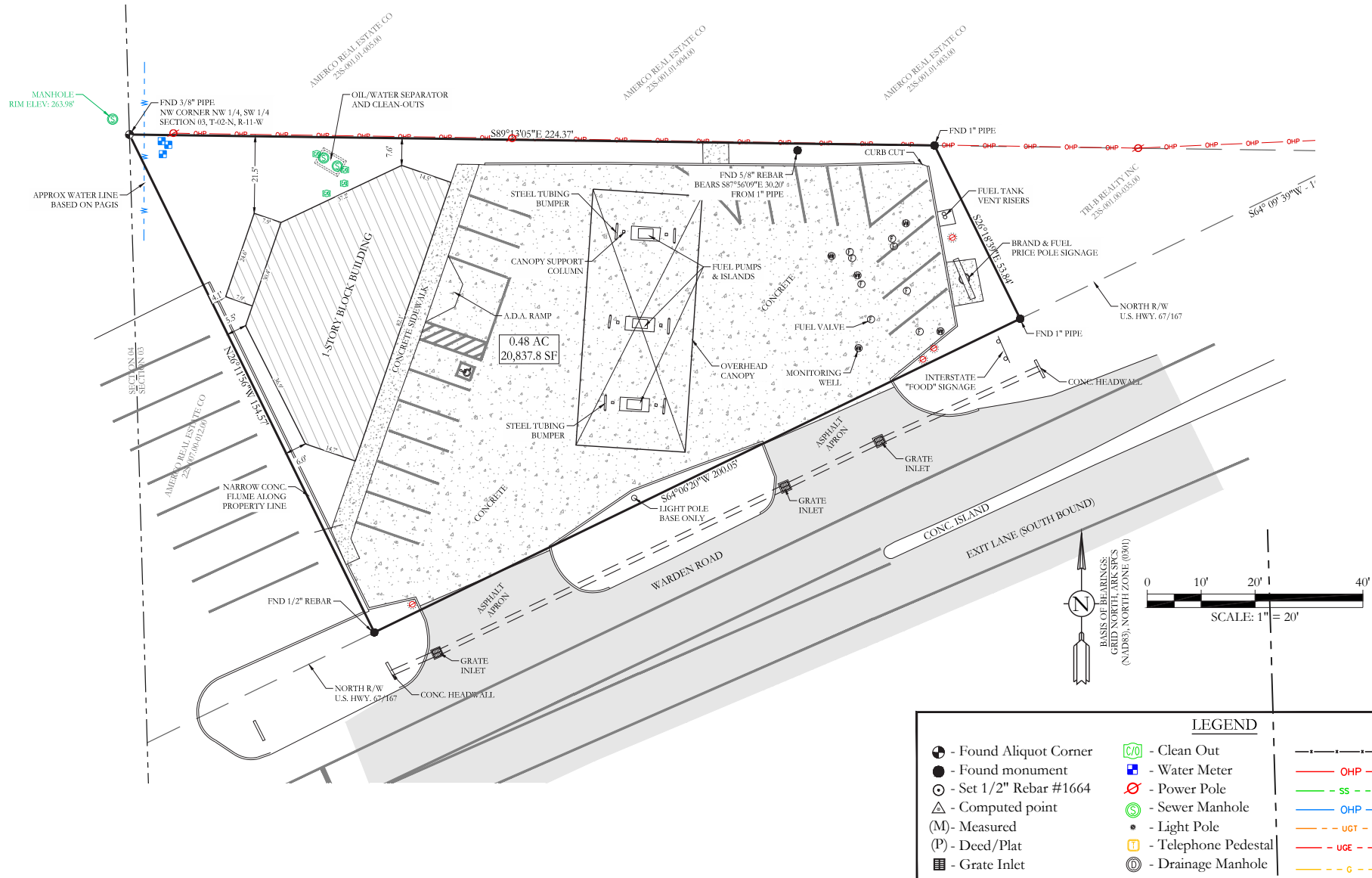
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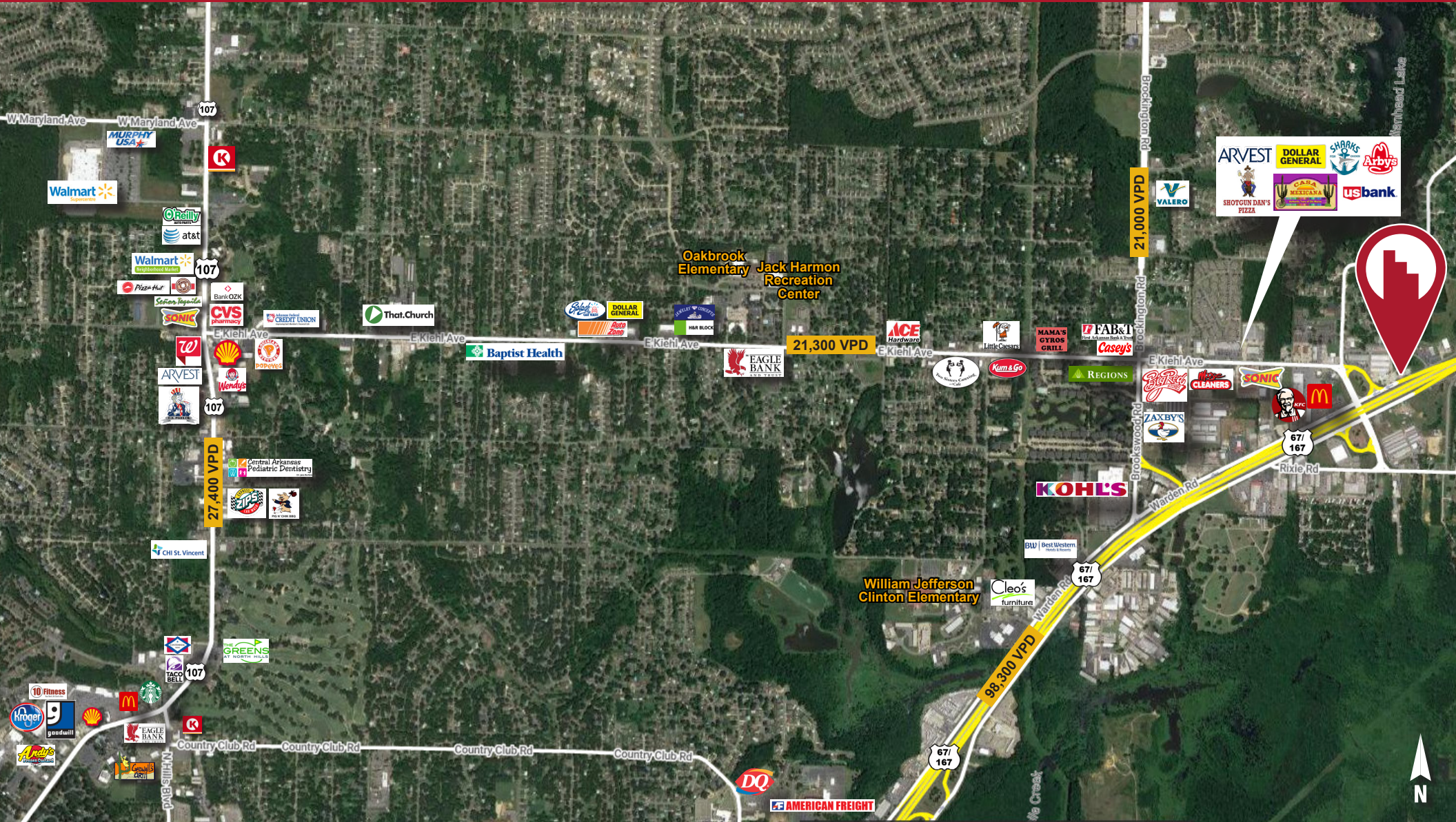
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ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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