

OFFICE SPACE FOR LEASE

Clear Creek Tower | 4100 Corporate Center Dr | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON

AGENT

O 479.445.6346 | C 479.409.1366

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PHILIP SCHMIDT

PARTNER | AGENT

O 479.695.8264 | C 501.804.4447

pschmidt@kelleycp.com

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AVAILABLE

Suite 200: ±3,682 SF

PRICE

\$28.00 PSF (Full Service)

COMMENTS

- Reception/Waiting Room, 5 Offices, Break Room, Copy Room, 3 Bull Pens, 2 Conference Rooms, Secure Storage
- Class A office space within close proximity to Fayetteville, Springdale, Rogers, and Bentonville
- Easy access to I-49
- Adjacent to the new Warehouse District and Joyce Blvd retail corridor
- Nearby to the Northwest Medical Center, Willow Creek Women’s Hospital, Arvest Ballpark, Arkansas Children’s Hospital, and Tyson Corporate Office

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	30,802	125,292	169,051
AVERAGE HH INCOME	\$83,956	\$76,215	\$72,458
TOTAL HH	12,929	48,865	65,755

TRAFFIC COUNTS

Johnson Mill Blvd - 8,000 VPD
I-49 - 80,000 VPD



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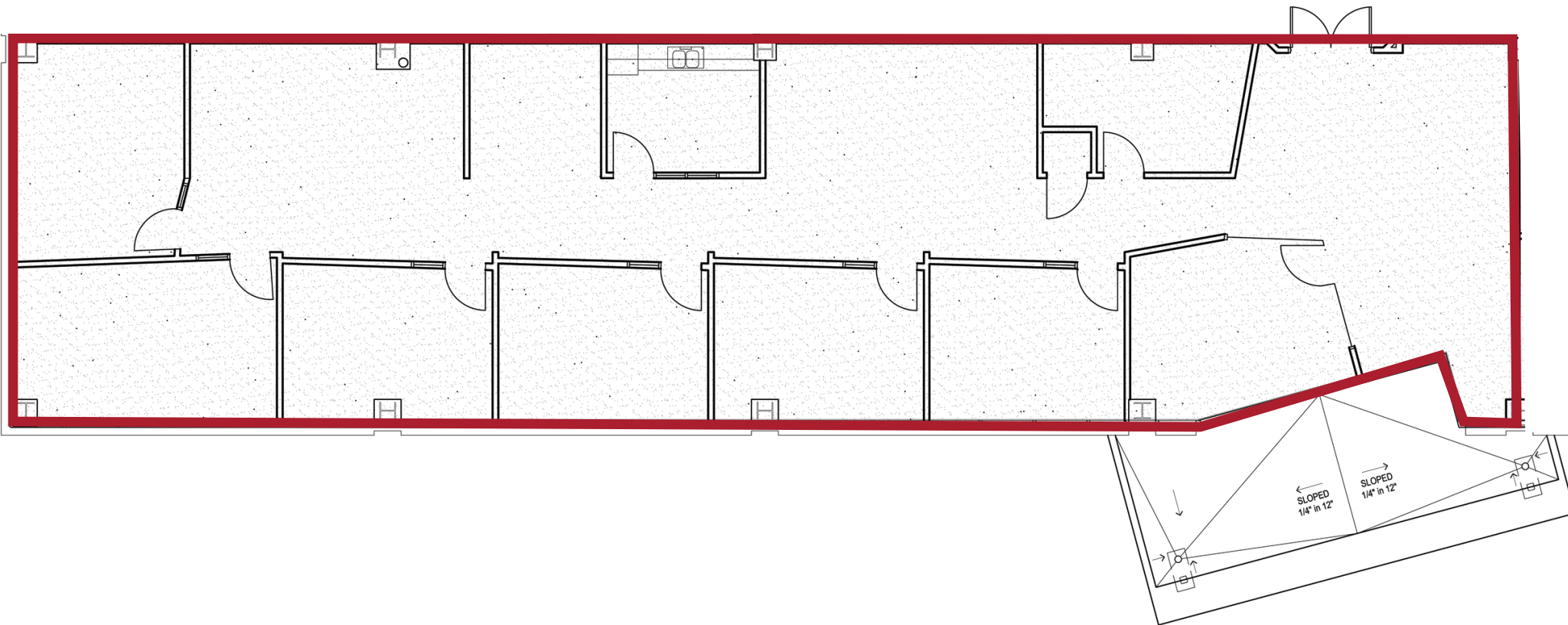
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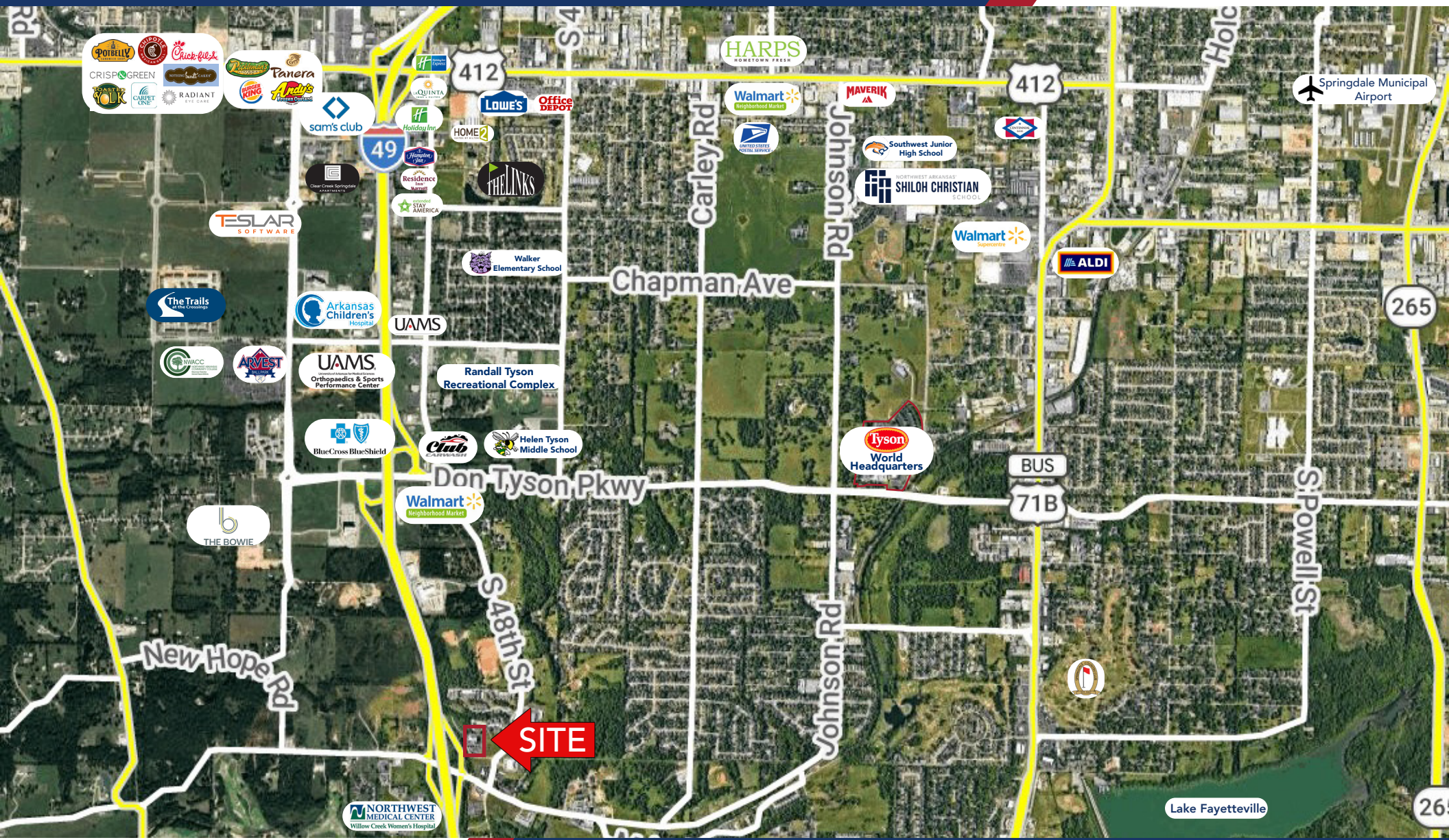


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ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
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501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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