

OFFICE/RETAIL & FLEX SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR



Suite A: ±3,250 SF

Suite B: ±2,250 SF

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AVAILABLE

Suites can be combined for a total of 5,500 SF

Suite A: ±3,250 SF

- Great for office, retail, or flex space
- Frontage on S Pleasant St with dedicated road-front signage

Suite B: ±2,250 SF

- 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

PRICE

\$14.50 PSF | Modified Gross

HIGHLIGHTS

- Suites are contiguous and can be combined
- Strategically positioned between two of the busiest roads in Springdale
- Surrounded by large national retailers: Walgreens, ALDI, CVS, Tyson HQ, Georges HQ, and one block from the Walmart Supercenter
- Easy access to I-49 & Hwy 412
- Side yard available for additional storage

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



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

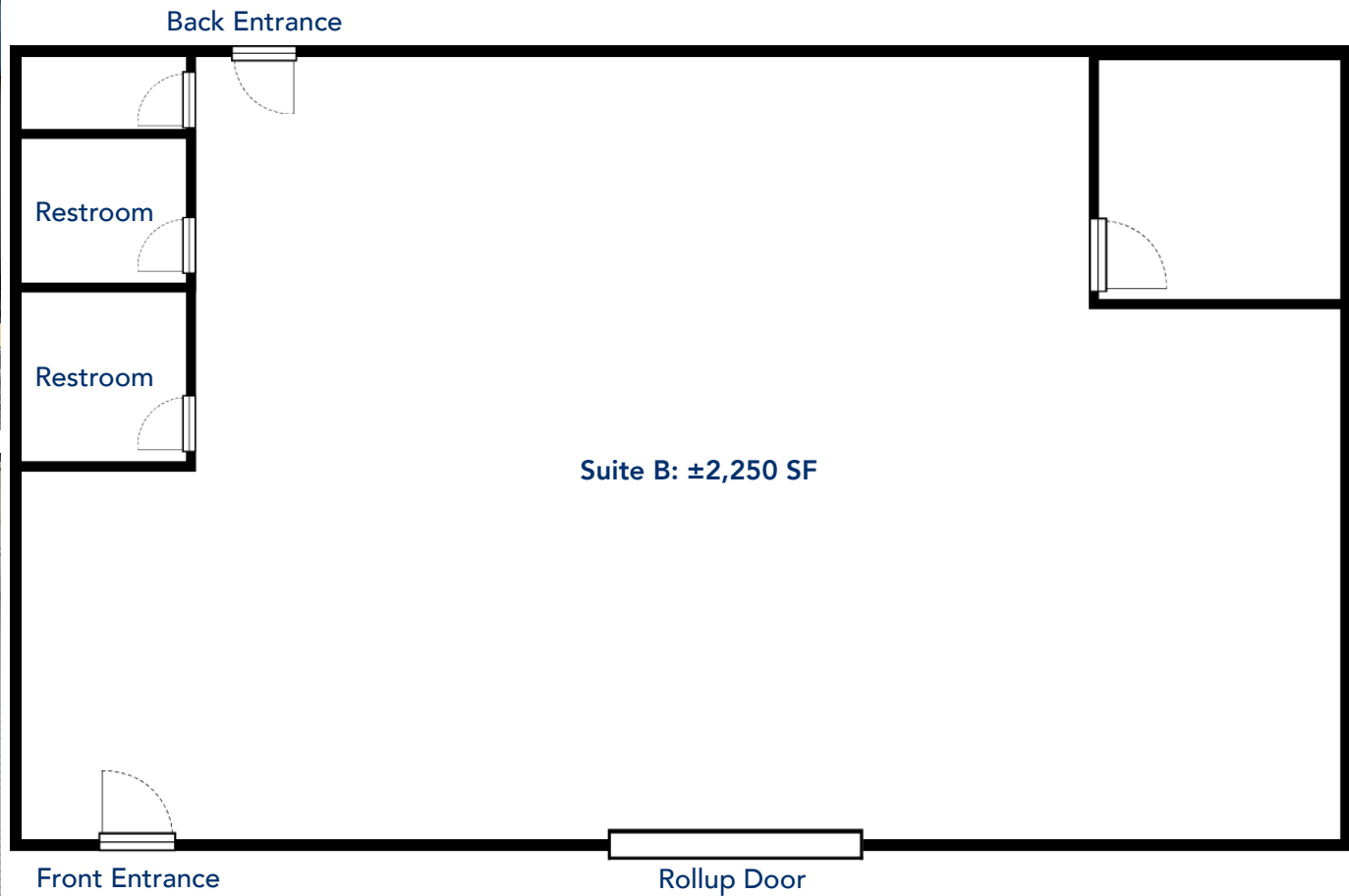
AGENT

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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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