

OFFICE/RETAIL SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

OFFICE/RETAIL SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR

AVAILABLE

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

Suite A: ±3,250 SF

- Move in ready suite suitable for office, retail, or showroom
- Multiple entrances, kitchenette, and one roll up door
- 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

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

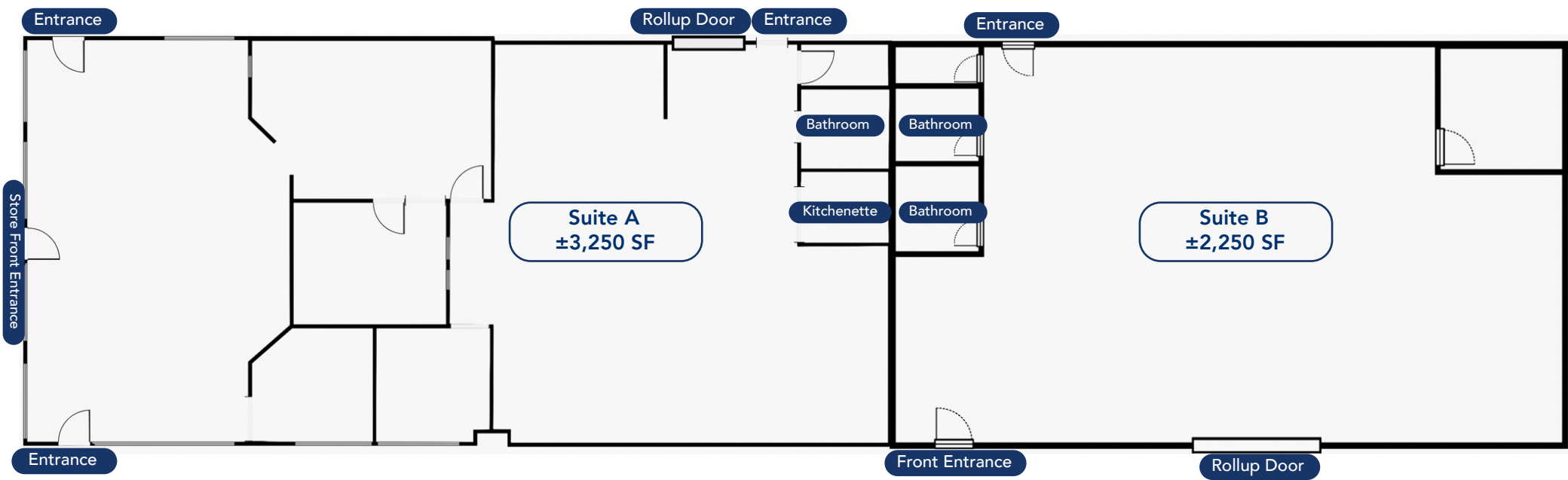
AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

OFFICE/RETAIL SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

OFFICE/RETAIL SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR

Suite B: ±2,250 SF



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

OFFICE/RETAIL SPACES FOR LEASE

1900 S Pleasant St | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

C 501.951.6300 | O 479.695.8268

jmoore@kelleycp.com

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.



JACKSON MOORE
AGENT
C 501.951.6300 | O 479.695.8268
jmoore@kelleycp.com

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

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

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.