

3906 KELLEY AVE, SPRINGDALE, AR

UPDATED OFFICE WITH WAREHOUSE FOR LEASE

CLINTON BENNETT
CO-MANAGING DIRECTOR
479.200.3457
CLINTON@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
5512 W WALSH LN, 201, ROGERS
479.254.7000
INFO@FOCUSCREGROUP.COM

PROPERTY HIGHLIGHTS

9,858 SF
AVAILABLE

\$15.25
LEASING RATE

NNN
RENT TYPE

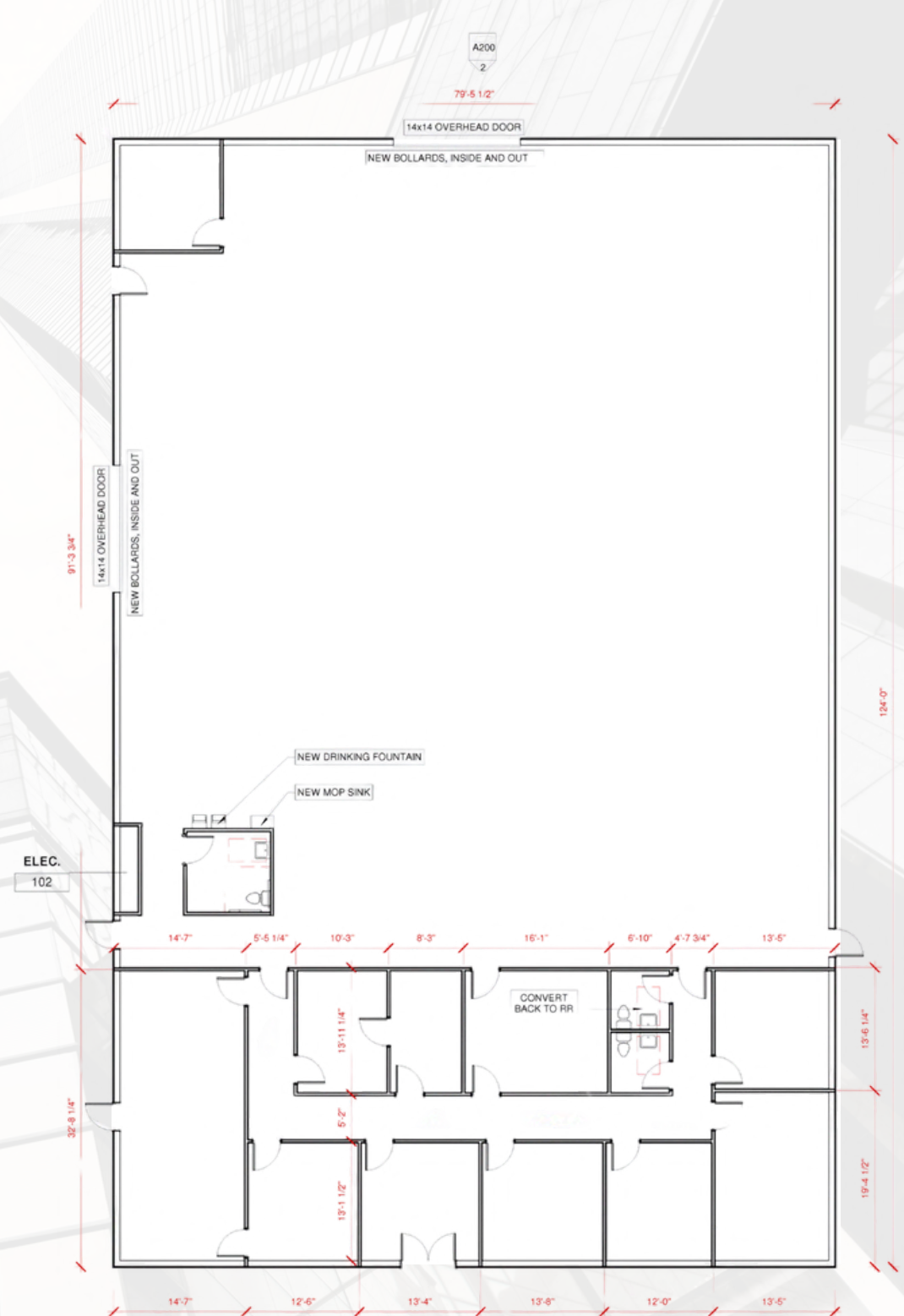
[🔗 VIRTUAL TOUR 🔗](#)

EXECUTIVE SUMMARY

3906 Kelley Ave in Springdale offers a versatile office, warehouse, and yard space opportunity with excellent access and visibility. The property is located directly off Highway 412, which sees approximately 35,000 vehicles per day, and is just 0.8 miles from Interstate 49.

The 9,858 SF available space provides a functional combination of office and warehouse areas, along with outdoor yard space. The building features two overhead doors, making it well suited for businesses requiring convenient loading, storage, and operational capabilities.

3906 KELLEY AVE, SPRINGDALE, AR



INTERIOR PHOTOS



3906 KELLEY AVE, SPRINGDALE, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

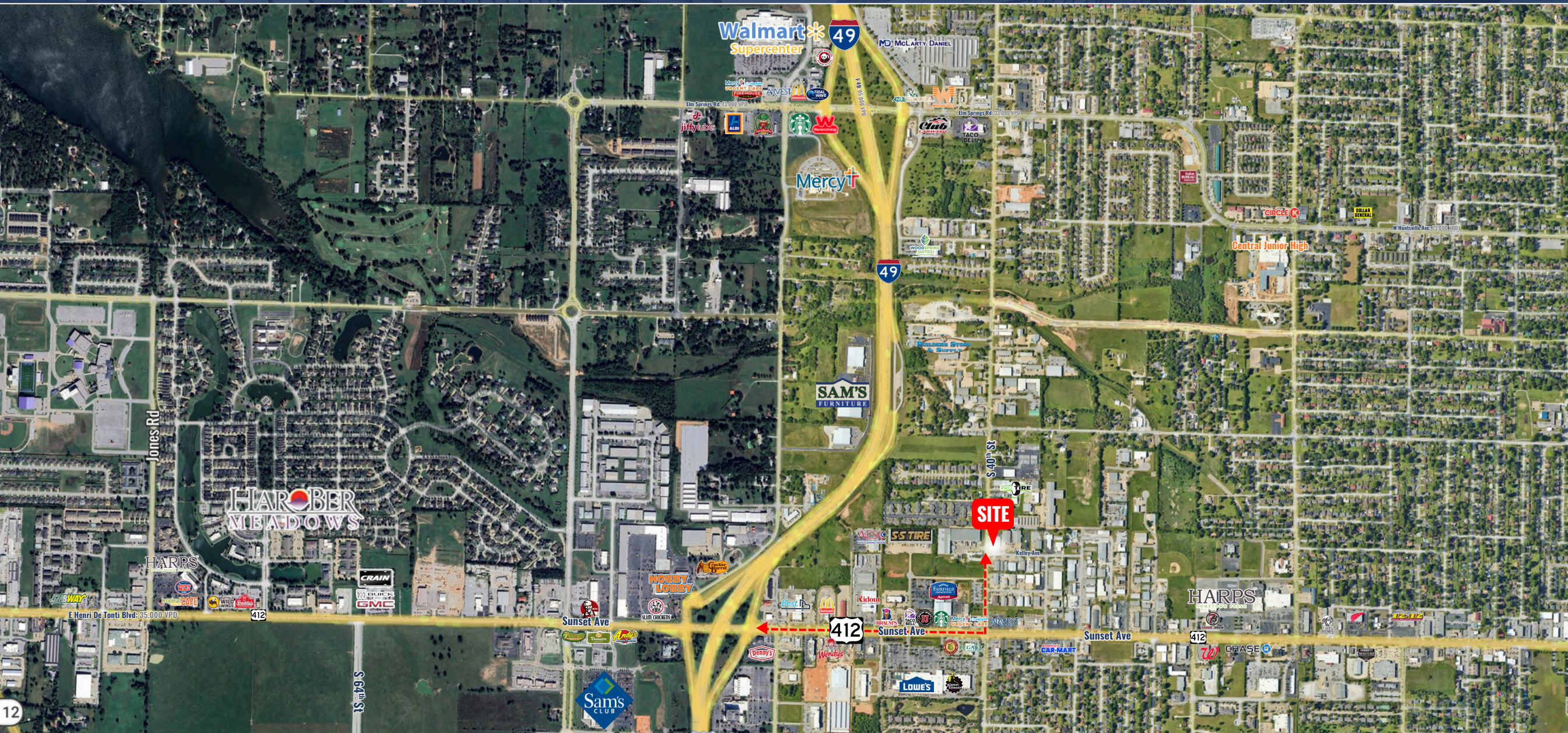
AERIAL VIEW



3906 KELLEY AVE, SPRINGDALE, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL MAP VIEW



3906 KELLEY AVE, SPRINGDALE, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



3906 KELLEY AVE, SPRINGDALE, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

3906 Kelley Ave, Springdale, Arkansas, 72762

Ring: 3 mile radius

KEY FACTS



58,464

Population

34.2

Median Age



20,692

Households

\$61,118

Median Disposable Income

EDUCATION

19%

No High School Diploma



30%

High School Graduate



22%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$76,495

Median Household Income



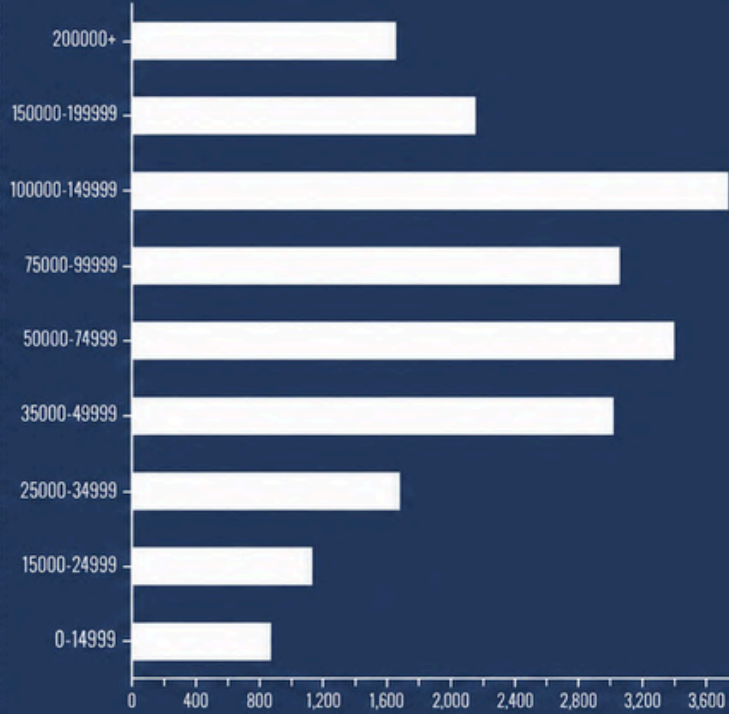
\$35,967

Per Capita Income

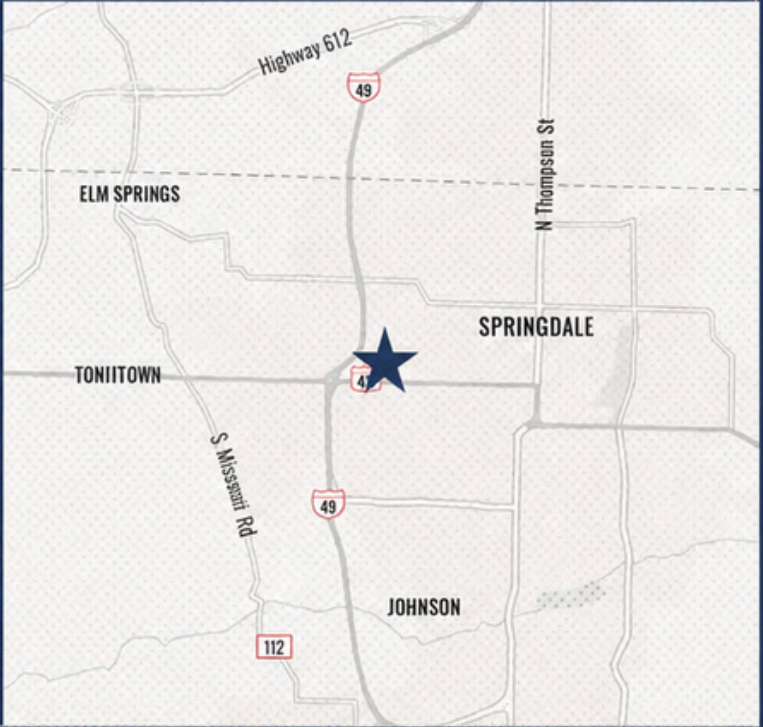


\$174,117

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

56%

30%

14%

4.2%

Unemployment Rate

CONTACT US



CLINTON BENNETT

CO-MANAGING DIRECTOR

479.200.3457

CLINTON@FOCUSCREGROUP.COM

With over two decades of experience in Northwest Arkansas commercial real estate, Clinton Bennett is a trusted advisor with extensive expertise in land, office, industrial, and retail transactions. He holds the prestigious SIOR and CCIM designations and served as the 2025 President of the Arkansas Chapter of SIOR. Throughout his career, Clinton has built a strong reputation for his market knowledge, strategic approach, and ability to create value for clients. As a partner at Focus Commercial Real Estate, he continues to leverage his deep understanding of the Northwest Arkansas market and longstanding industry relationships to deliver successful outcomes for his clients.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



3906 KELLEY AVE, SPRINGDALE, AR

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM