

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD

Pineville, MO 64856



PROPERTY DESCRIPTION

Versatile flex/office spaces now available for lease in Pineville, offering the perfect combination of warehouse functionality and professional office space. The property features 12-foot drive-in doors, ideal for businesses that require easy loading and access. Tenants will also enjoy access to a shared conference room, restroom, and lobby, creating a professional environment for clients and employees. Conveniently located just off Highway 71, this space is less than half a mile from Walmart Supercenter and only 1.5 miles from the Arkansas/Missouri state line, making it an excellent location for regional business operations. Please note, tobacco or vape shops and mechanic uses are not permitted. This property is offered on a NNN lease.

PROPERTY HIGHLIGHTS

- Office/Flex spaces available
- Convenient 12' drive-in doors
- Shared conference room, restroom, and lobby
- Less than half a mile from Walmart Supercenter

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	2,840 SF

SPACES	LEASE RATE	SPACE SIZE
116 College Rd Suite 109	\$15.00 SF/yr	2,840 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	87	3,537	9,762
Total Population	210	8,165	22,526
Average HH Income	\$74,608	\$98,987	\$105,864

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD SUITE 109

Pineville, MO 64856



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD

Pineville, MO 64856



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD

Pineville, MO 64856



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

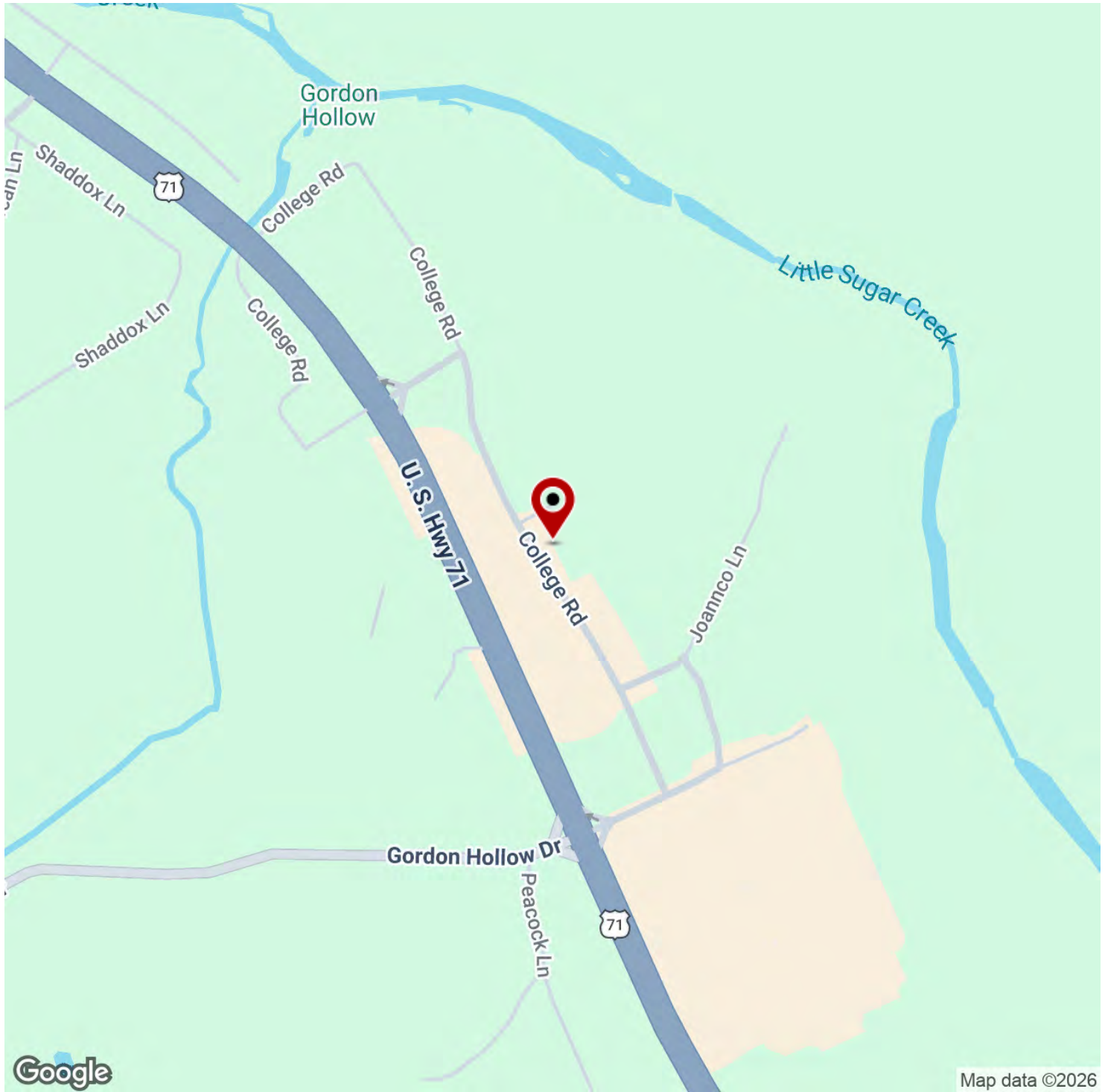
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD

Pineville, MO 64856



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

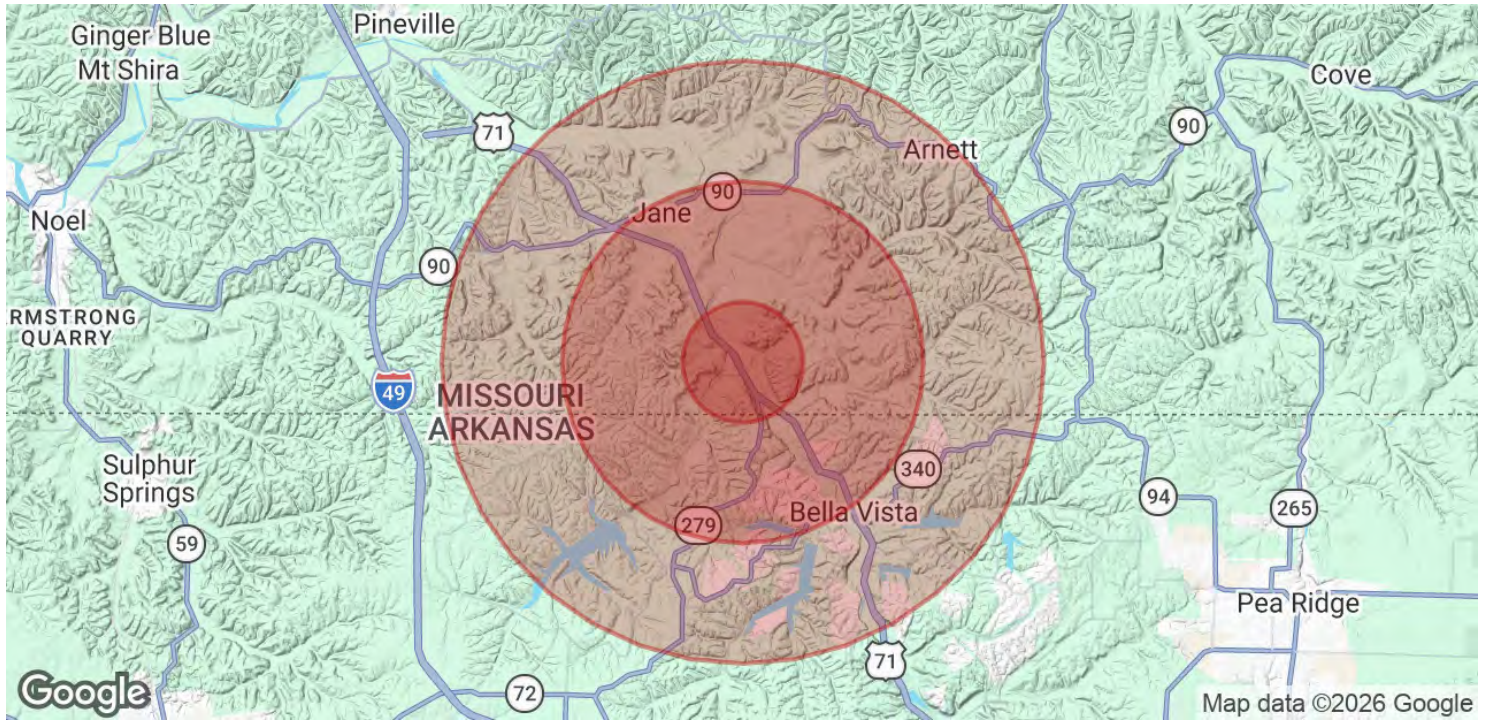
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

OFFICE/FLEX SPACE FOR LEASE

116 COLLEGE ROAD

Pineville, MO 64856



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	210	8,165	22,526
Average Age	45	48	49
Average Age (Male)	45	47	48
Average Age (Female)	45	48	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	87	3,537	9,762
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,608	\$98,987	\$105,864
Average House Value	\$281,852	\$285,324	\$327,505

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com