



**FLAKE & KELLEY**  
C O M M E R C I A L

**PRIME RETAIL SPACE  
EL DORADO, AR**



## **THE COMMONS SHOPPING CENTER**

**2600 NORTHWEST AVENUE - EL DORADO, AR**

### **AVAILABLE**

For Lease  
2,400 SF  
3,200 SF dental/medical

### **PRICE**

\$14.00/SF NNN "as-is"

### **DEMOGRAPHICS**

2016	1 mile	3 miles	5 miles	10 miles
Population	3,370	17,034	22,579	32,302
Avg HH Inc	\$64,850	\$50,559	\$52,554	\$56,543
Total HH	1,570	7,177	9,384	13,413

### **COMMENTS**

- Rare existing retail opportunity in Walmart Supercenter shadow center.
- Excellent visibility from Northwest Avenue.
- Located in the heart of El Dorado's retail trade area.

### **TRAFFIC COUNTS**

Northwest Avenue - 17,000 vehicles per day

### **FOR MORE INFORMATION**

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PROPERTY PHOTOS



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# SITE AERIAL



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# SITE PLAN

