



**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**

	1 mile	3 miles	5 miles	10 miles
2016 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**

**Cynthia Lu**  
501.244.7554 • 501.375.3200  
clu@flakeandkelley.com

**flakeandkelley.com**

425 W. Capitol Ave, #300  
Little Rock, AR 72201  
TEL: 501.375.3200  
FAX: 501.374.9537

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS





FLAKE & KELLEY  
COMMERCIAL

PROPERTY PHOTOS



Flake & Kelley Commercial 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 is prohibited without the consent of Flake & Kelley Commercial.



# SITE AERIAL



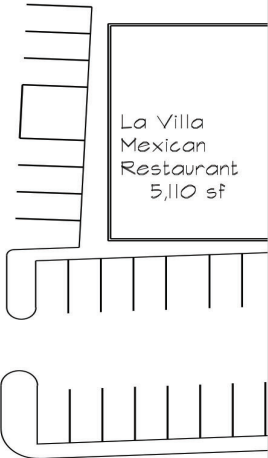
THE COMMONS SHOPPING CENTER

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

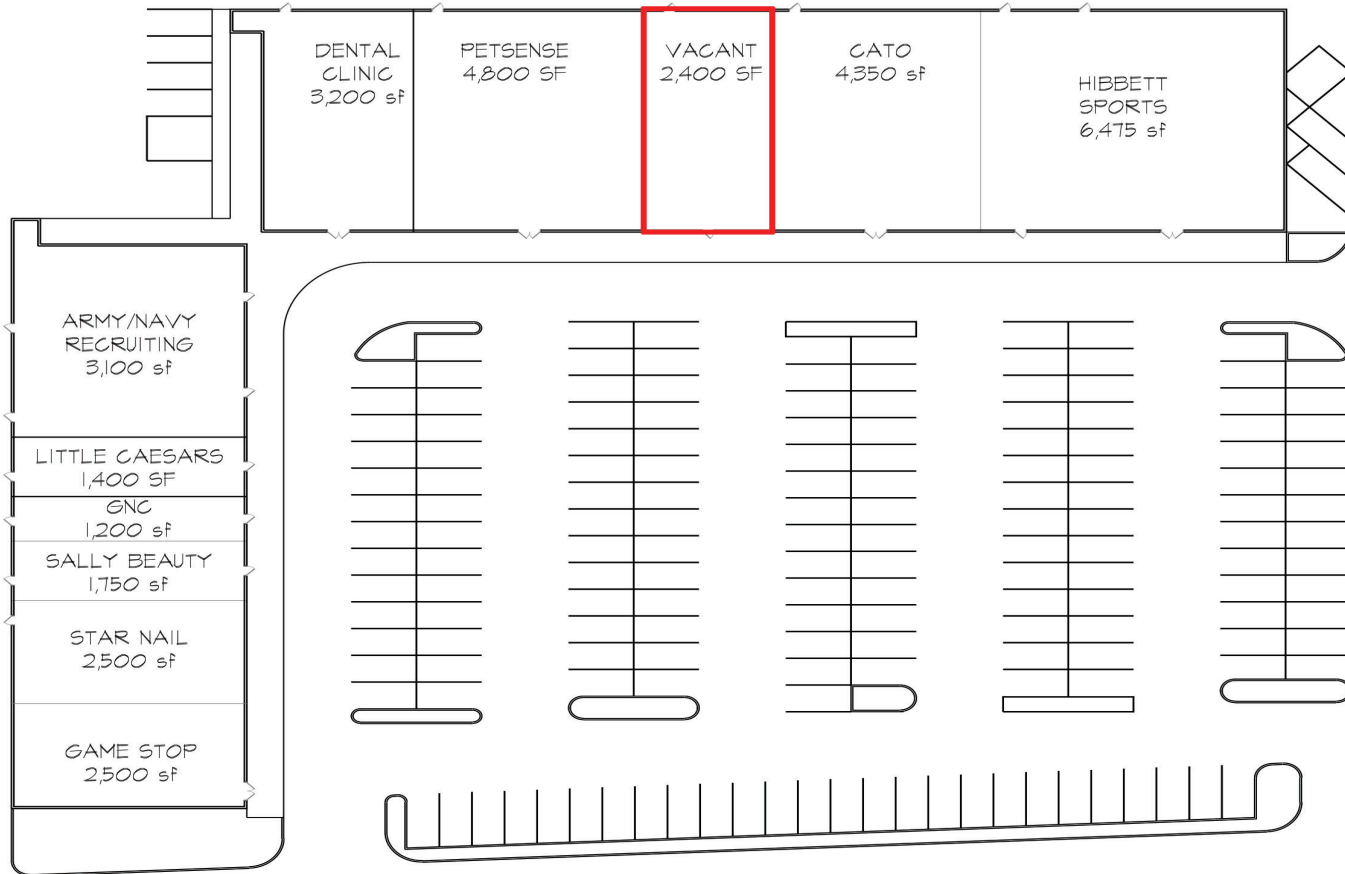
**FLAKE & KELLEY**  
COMMERCIAL



## SITE PLAN



La Villa  
Mexican  
Restaurant  
5,110 sf



NORTHWEST AVENUE SITE PLAN

## SITE PLAN

$$\overline{1'' = 60'}$$

**Project Name:**  
**THE COMM**  
**SHOPPING**  
2600-2700 NW A  
EL DORADO, AF

**Project Name:**  
**THE COMMONS**  
**SHOPPING CENTER**  
**2600-2700 NW AVE**  
**EL DORADO, AR 71730**

Drawing Title:  
SITE PLAN

Drawing Title:  
SITE PLAN

Date: 06/28

Date: 06/28/17

Job No:


Sheet No

SK-1

Job No:

---

Sheet No:  
**SK-1**

 <p><b>architects</b></p> <p>7675 Harley Hills Drive North Royalton, Ohio 44133</p>	<p><b>Project Name:</b></p> <p><b>THE COMMONS SHOPPING CENTER</b></p> <p>2600-2700 NW AVE EL DORADO, AR 71730</p>		<p><b>Drawing Title:</b></p> <p><b>SITE PLAN</b></p>	<p><b>Date:</b></p> <p>06/28/17</p>	<p><b>Job No:</b></p>
					<p><b>Sheet No:</b></p> <p><b>SK-1</b></p>