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RETAIL/OFFICE SPACE FOR LEASE

627 E Emma Ave, Springdale, AR



Park St
1,800 VPD

E Meadow St

±1,000 SF

CONTACT US TODAY

479.271.6118 | mosestucker.com



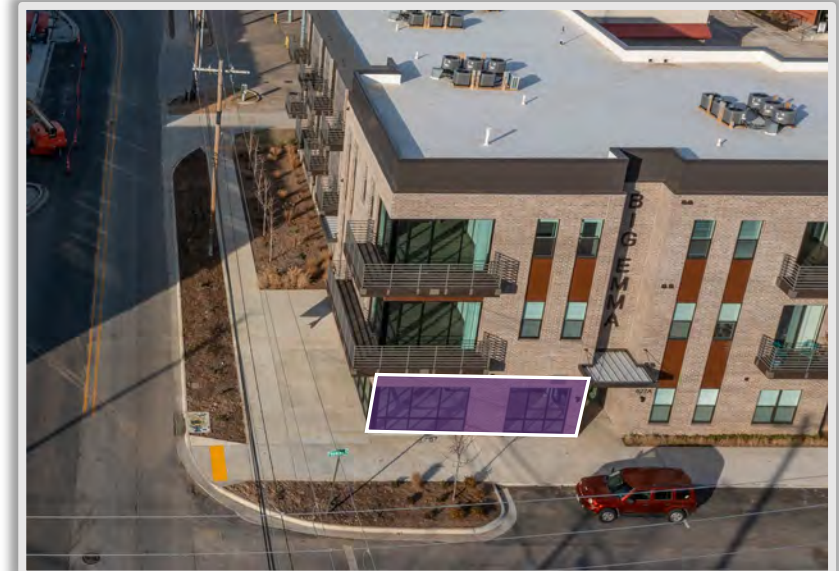
Property Understanding

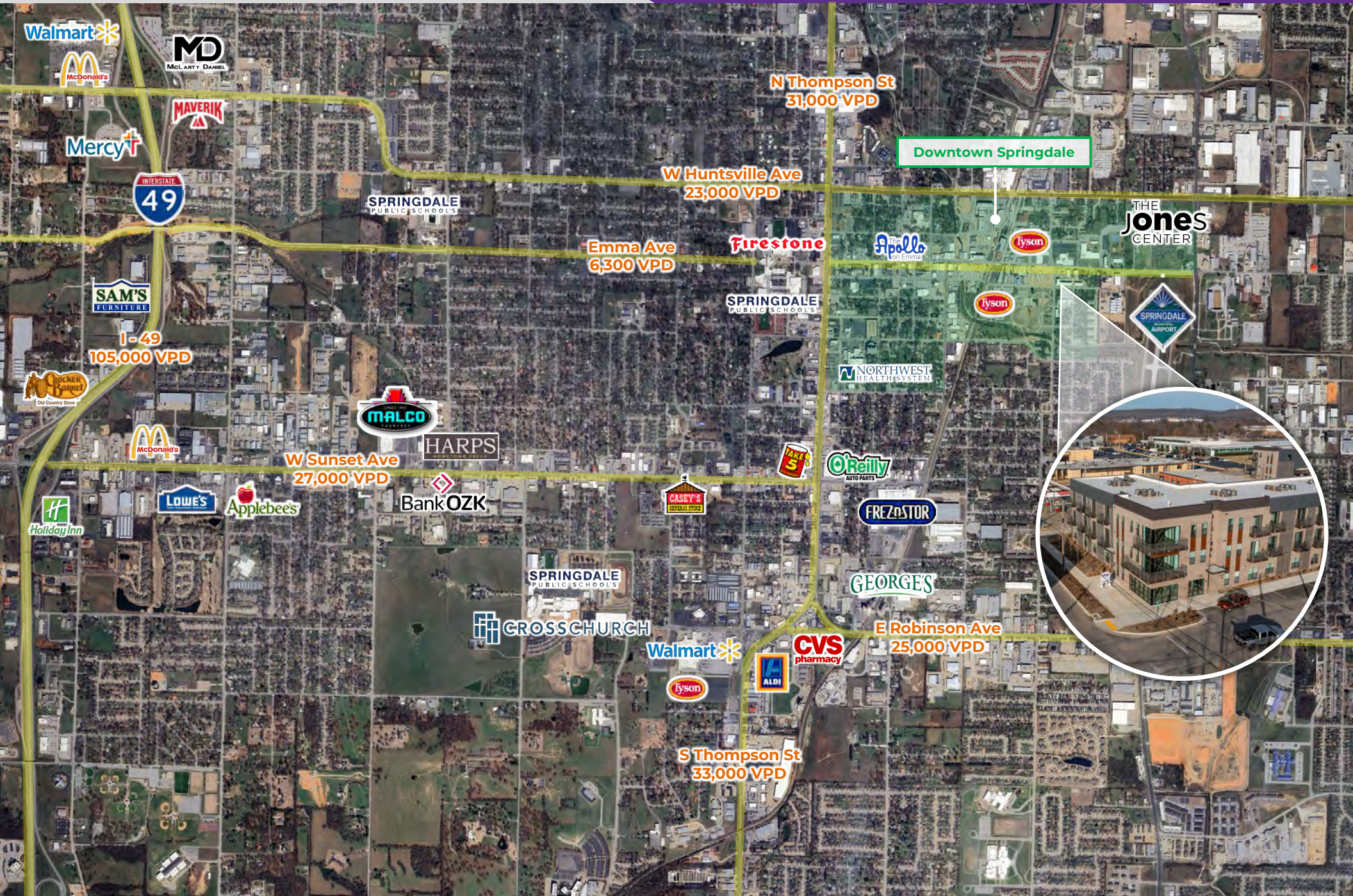
OVERVIEW

Offering	For Lease
Lease Rate & Type	\$26.00/SF Modified Gross
Address	627 E Emma Avenue
City/State	Springdale, AR 72764
Property Type	Retail/Office
Available Space	±1,000 SF
Building Size	±72,620 SF
Zoning	NC2 (Neighborhood Center Type 2)
Traffic Counts	<ul style="list-style-type: none"> ○ Emma Ave – 6,300 VPD ○ Park St – 1,800 VPD ○ S Thompson St – 33,000 VPD

PROPERTY HIGHLIGHTS

- Brand-new retail or office space available on the ground level of Big Emma, a newly developed multifamily community, providing an exceptional opportunity to capture daily resident traffic in a contemporary, high-profile setting
- Unmatched location in downtown Springdale with approximately 36 feet of frontage along Park Street, which sees 1,800 vehicles per day
- Situated in close proximity to multiple new and planned developments, including Hilton Tapestry, 202 Railside, George Luther Park, Little Emma, and the Spring Street mixed-use project
- 0.2 miles to the Tyson Emma Campus and 0.2 miles to The Jones Center





LOOKING SOUTHEAST



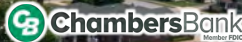
Springdale Airport

Luther George Park

Walter Turnbow Park at
Shiloh Square



TAPESTRY
COLLECTION
by Hilton



James + James

MEDIAN



BIENVENUE

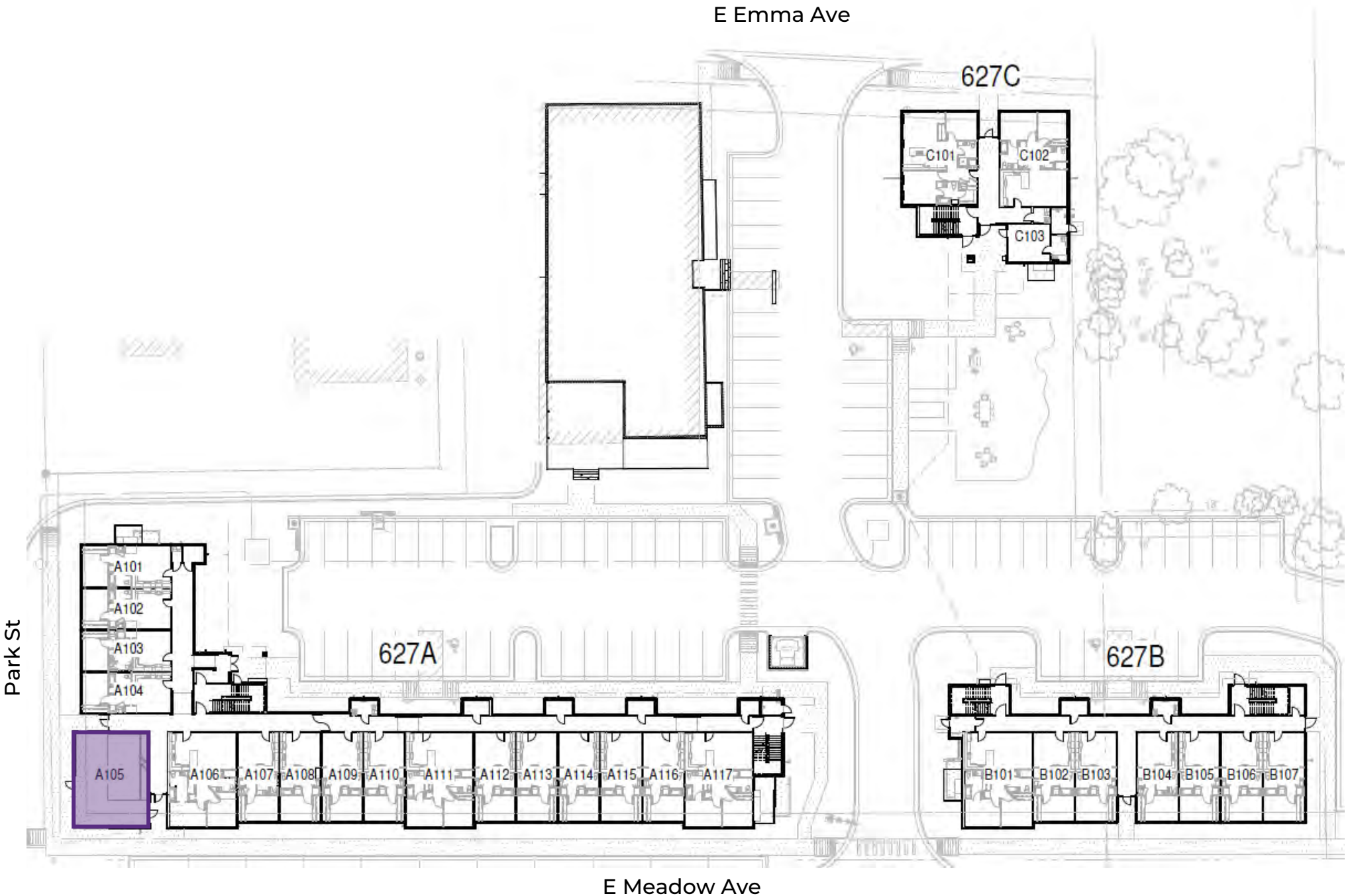


W Emma Ave
6:30 VPD

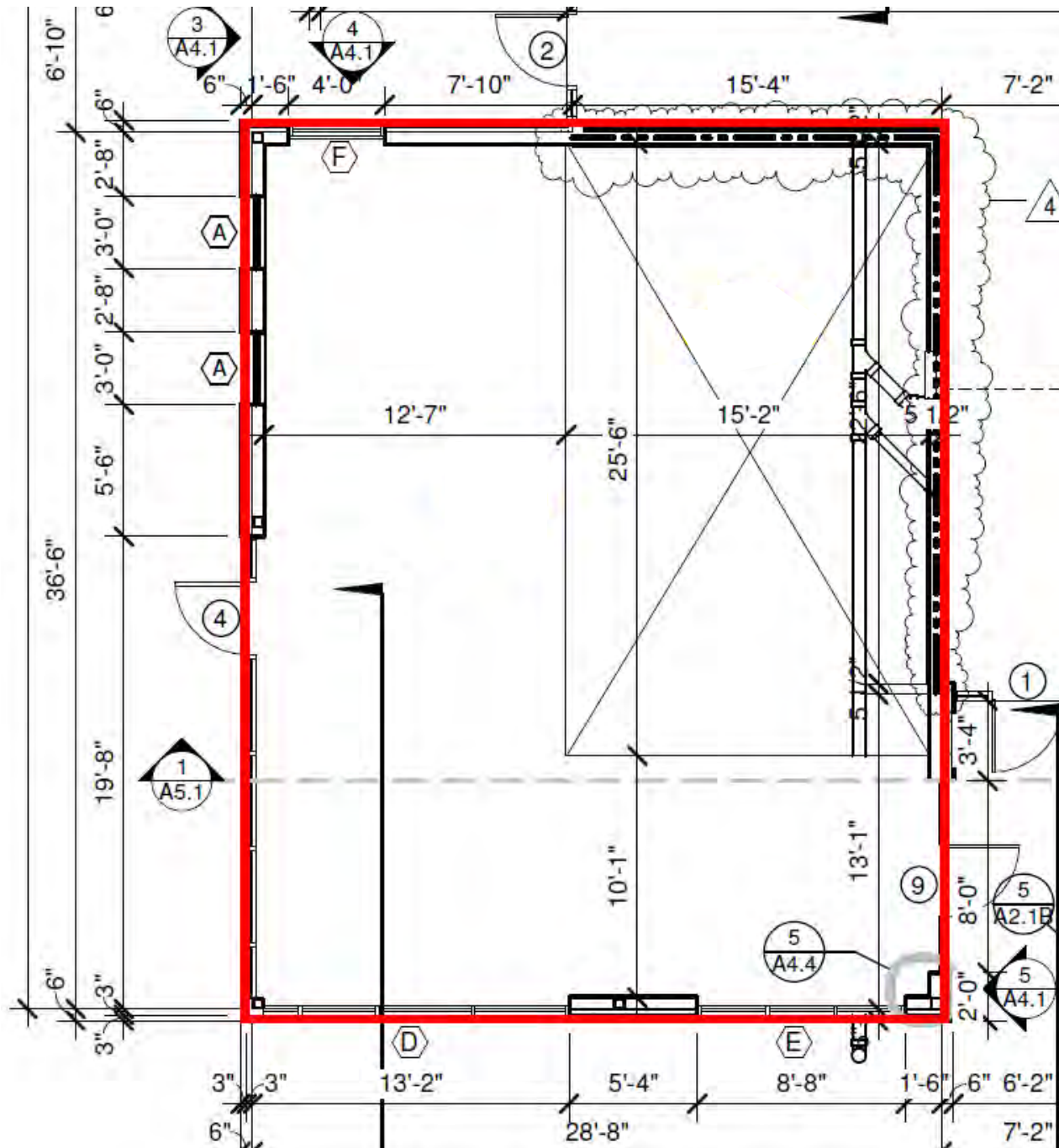
S Blair St

The Apollo
on Emma

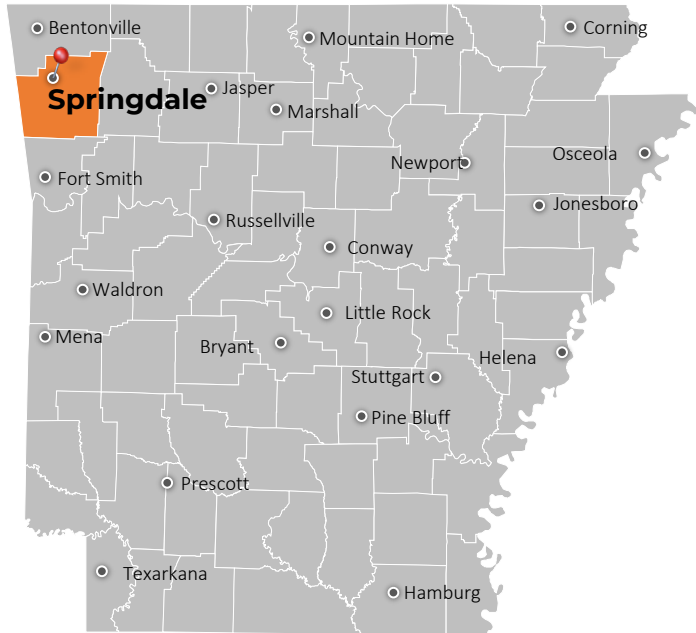
E Emma Ave



E Meadow Ave



Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home to the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	71,559	107,773	286,312
Households	22,199	36,274	104,774
Average Age	34.1	35.4	35.3
Average Household Income	\$79,395	\$90,886	\$100,796
Businesses	1,709	3,405	8,004

**Demographic details based on property location*

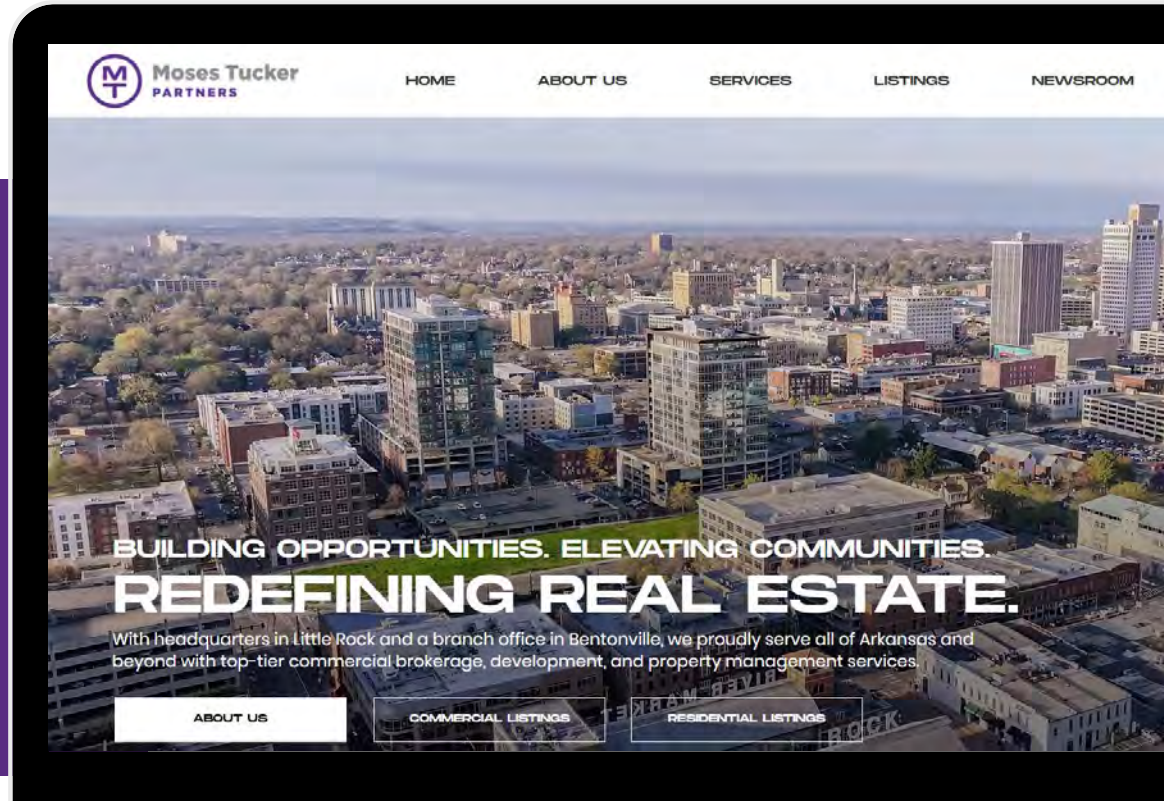
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