

**+/- 2,000 TO 4,387 SF OF OFFICE/RETAIL SPACE FOR LEASE**

# HAR-BER CROSSINGS PLAZA

7321 Sunset Ave., Springdale, AR 72762



## PROPERTY DESCRIPTION

+/- 2,000 to 4,387 SF prime office/retail space available. Currently in gutted shell condition with the landlord offering \$25,000 to 50,000 in TI Allowance for approved tenant. Situated in the corner unit of 7321 Sunset, fronting W Sunset Ave which sees around 35,000 VPD. Prime location, situated just a mile west of I-49 and less than a quarter mile from the 412/112 intersection, ensuring easy accessibility. Diverse tenant mix with Har-Ber Crossing Plaza and ample parking for employees and visitors. NNN Lease with tenants responsible for electric and gas in their own name and \$375/mo for water and trash.

## PROPERTY HIGHLIGHTS

- Suite Available: Suite E
- Can be Divided into Two Suites
- \$50,000 TI Allowance for approved tenant
- Currently Gutted Shell Condition
- 35,000 VPD on W Sunset Ave

## OFFERING SUMMARY

Lease Rate:	\$20.00 to \$27.00 SF/yr (NNN)
Available SF:	2,000 to 4,387 SF
Lot Size:	8.54 Acres
Building Size:	85,000 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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.

## TIMOTHY SALMONSEN

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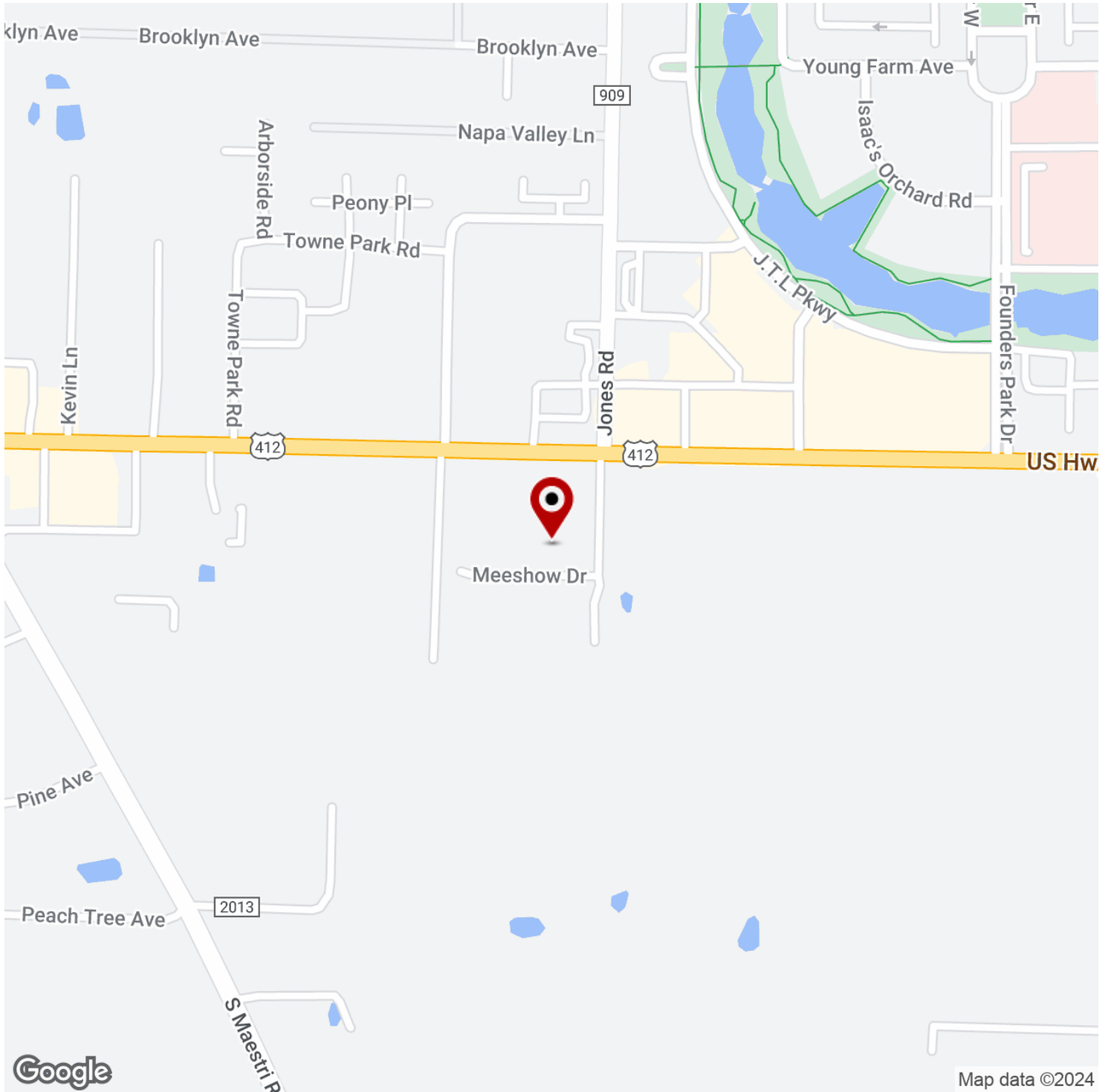
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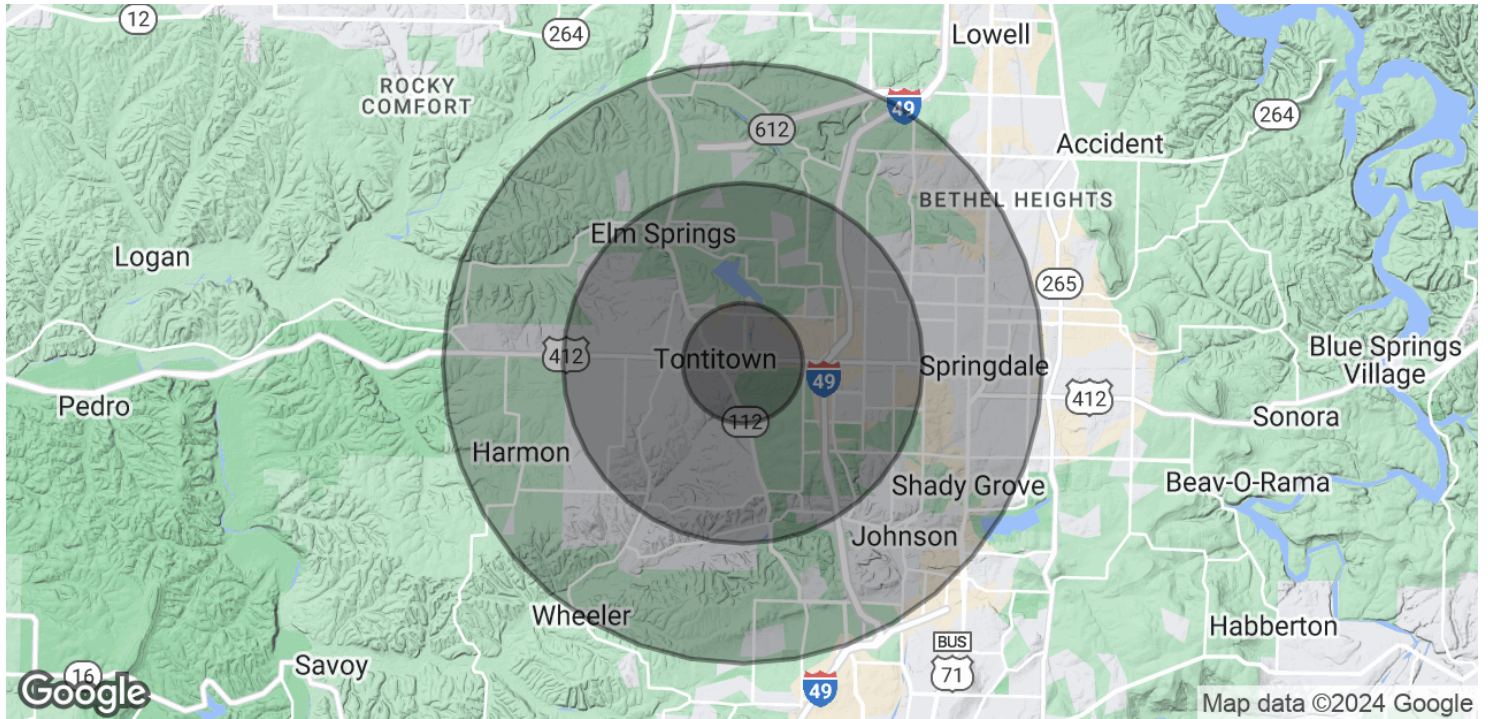
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

2020 American Community Survey (ACS)

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