

MULTI-TENANT RETAIL INVESTMENT OFFERING

Emily Plaza | 1772 - 1810 W Sunset Ave | Springdale, AR

\$4,550,000 | ±28,800 SF | 95.1% Occupied



JACKSON MOORE
AGENT
M 501.951.6300 O 479.695.8268
jmoore@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
M 501.804.4447 O 479.695.8264
pschmidt@kelleycp.com

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EXECUTIVE SUMMARY

Emily Plaza is a multi-tenant retail investment opportunity located along the highly trafficked W Sunset Avenue corridor in Springdale, Arkansas. The property consists of approximately ±28,800 square feet and is currently 95.1% occupied, offering investors immediate in-place cash flow with additional upside through lease-up and mark-to-market opportunities.

Strategically positioned on Highway 412 (W Sunset Ave) with traffic counts exceeding 27,000 vehicles per day, the property benefits from strong visibility, accessibility, and proximity to Interstate 49 and Highway 71B. The surrounding trade area is anchored by national and regional retailers including Walmart Neighborhood Market, Walgreens, Harps, and a dense mix of service-oriented businesses.

Emily Plaza presents a compelling value-add opportunity with below-market rents in select suites, minimal remaining vacancy, and recent capital improvements including new roofs, exterior paint, and parking lot enhancements. With staggered lease expirations between 2026–2028, investors are afforded the ability to gradually reposition rents while maintaining stable occupancy.

OFFERING SUMMARY

PRICE	\$4,550,000 (\$158 PSF)
CAP RATE	6.4%
BUILDING AREA	±28,800 SF
ACRES	±2.04 Acres



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PROPERTY OVERVIEW

Property Type	Multi-Tenant Retail Center
Building Area	±28,800 SF
Land Area	±2.04 AC
Occupancy	95.1%
# of Buildings	4
Traffic Counts	±27,000 VPD (W Sunset Ave)

PROPERTY HIGHLIGHTS

- **Recent Improvements:** All roofs replaced in 2022, exterior paint (2025), parking lot upgrades (2025), LED lighting, security system
- **Signage:** Two XL Pylon Signs on Hwy 412
- **Excellent Frontage:** Over 220 ft of Frontage on Sunset Ave
- Ample Parking for Customers and Employees
- Excellent Frontage and Visibility on Major Retail Corridor
- Easy Access to I-49 and HWY 71B
- Dense surrounding retail trade area with national tenancy
- Proximity to major retailers such as Walmart Neighborhood Market, Harps, Walgreens, and various other retailers, restaurants, and businesses



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INVESTMENT METRICS

List Price	\$4,550,000 (\$158 PSF)
NOI	\$290,108
In-Place Cap Rate	6.4%
Pro-Forma Cap Rate	8.7%

CURRENT VS. PRO-FORMA

CURRENT

- Annual Rent: \$305,377
- NOI: \$290,108
- Cap at Ask: 6.4%

PRO-FORMA

- Annual Rent: \$417,600
- NOI: \$396,720
- Cap at Ask: 8.7%

INVESTMENT OVERVIEW

- Priced well below replacement cost
- Below-market rents provide near-term upside potential
- Strong in-place income with 6.4% cap rate at asking price
- The vacancy is ±1,400 SF and quoted at \$14.50 PSF NNN
- NNN estimated \$2.00 PSF
- Most rollover occurs in 2026–2028

OCCUPIED SF ±27,400 **VACANT SF** ±1,400 **OCCUPIED %** 95.1% **LEASE TYPE** NNN **CURRENT RENT** \$305,377

Suite	SF	Type	PSF	Annual Rent	Lease Exp.
1	±1,500	NNN	\$14.50	\$21,750	2030
2	±1,200	MG	\$9.00	\$10,800	MTM
3	±1,500	NNN	\$14.69	\$22,032	2028
4	±2,500	NNN	\$13.50	\$33,750	2028
5	±1,200	NNN	\$13.50	\$16,200	2027
6	±1,400	NNN	\$14.50	-	Vacant
7	±1,020	NNN	\$13.39	\$13,658	2027
8	±1,020	NNN	\$10.50	\$10,710	2026
9	±2,040	NNN	\$10.50	\$21,420	2027
10	±3,600	NNN	\$9.50	\$34,200	2027
11	±2,400	NNN	\$7.69	\$18,456	2026
12	±1,200	NNN	\$10.61	\$12,731	2028
13	±7,200	NNN	\$10.40	\$74,880	2030
14	±1,020	NNN	\$14.50	\$14,790	2029



KELLEY COMMERCIAL PARTNERS

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Building 1: ±12,000 SF



Building 2: ±7,200 SF



Building 3: ±7,200 SF



Building 4: ±2,400 SF



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NORTHWEST ARKANSAS RANKS AS NATION'S BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

Springdale, Arkansas, serves as the industrial hub of Northwest Arkansas and is among the region's fastest-growing cities. It is home to the global headquarters of Tyson Foods and a strong base of advanced manufacturers and food processors. Major employers include Tyson Foods, George's, Springdale Public Schools, Cargill, Northwest Medical Center-Springdale, Rockline Industries, Kawneer, and others.

As the fourth-largest city in Arkansas, Springdale has received national recognition, with U.S. News & World Report ranking it among the "Top 50 Best Places to Live" in the United States, citing its job market strength and affordability. At the regional level, the Milken Institute named the Northwest Arkansas metro area as the nation's Best-Performing City in its 2026 report. In 2025, downtown Springdale welcomed the \$31 million Market Center of the Ozarks, a Walton-backed regional food hub designed to support farmers, food entrepreneurs, and institutional buyers. The Arkansas Department of Transportation also secured a \$24.4 million federal grant to complete the final segment of the Springdale Northern Bypass, enhancing regional mobility and freight movement.

SPRINGDALE MAJOR EMPLOYERS	
Rank	Company
1	Tyson Foods
2	George's
3	Springdale Public Schools
4	Cargill Meat Solutions
5	Northwest Medical Center
6	Rockline Industries
7	A.E.R.T
8	Harps Food Stores
9	Kawneer
10	Muti-Craft Contractors



Source: Springdale Chamber of Commerce



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,051	74,031	112,225	288,859
AVERAGE HH INCOME	\$69,573	\$95,814	\$106,776	\$113,492
TOTAL HH	3,109	24,353	39,642	109,445
AVERAGE AGE	32	32	33	33
BUSINESSES	586	2,332	4,322	8,600
EMPLOYEES	6,283	29,846	52,333	100,535

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property

 288,859 Population	 \$113,492 Avg. Household Income	 109,445 Households	 33 Avg. Age	 8,600 Businesses	 100,535 Employees
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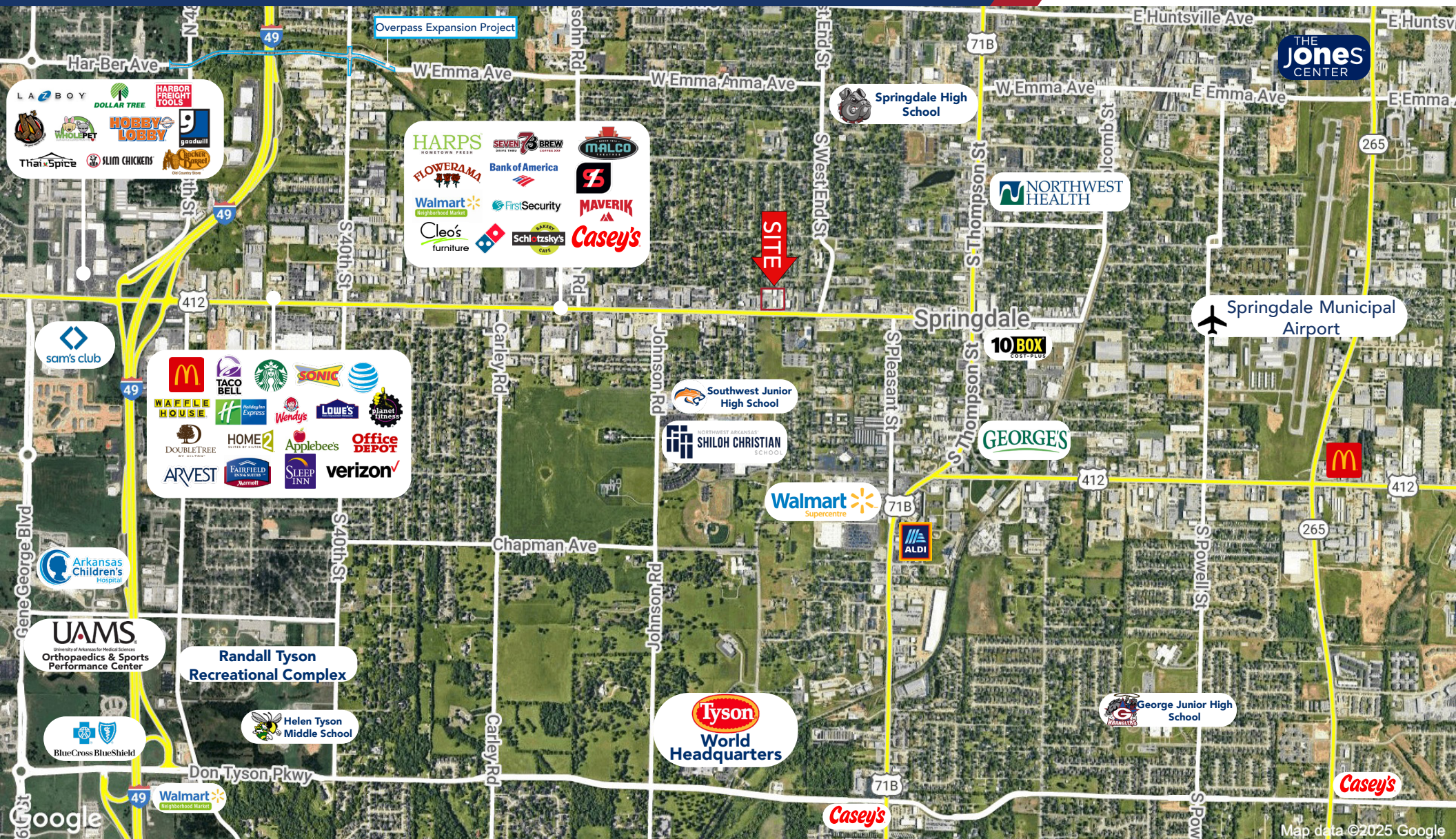
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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