



## FOR LEASE

Asking Rate:

**\$32.00**  
PSF NNN

### Contact us:

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# 1210 J.T.L. Parkway

## Springdale, Arkansas

### Property Features

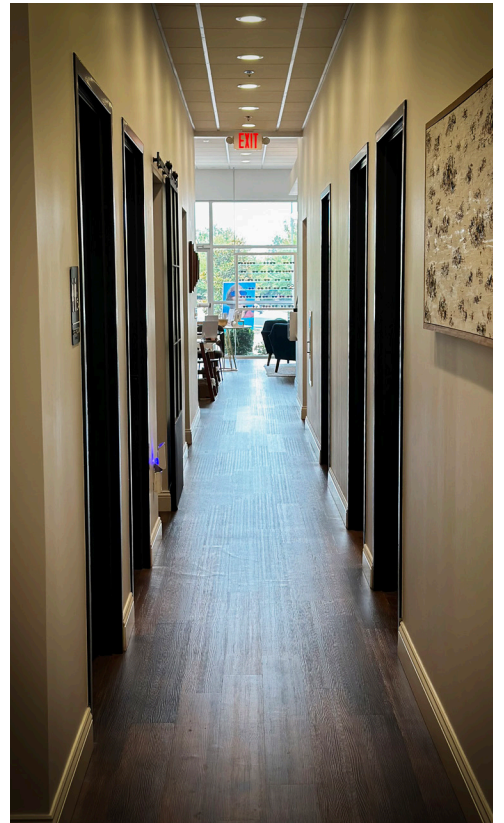
- 1,881 square feet available in suite 103
- 35,000 cars per day and near major traffic light
- Building signage visible on Highway 412
- Abundant well-lit parking field
- Space includes reception area, restrooms, offices and break room
- In direct path of growth along Highway 412 corridor, designated to become a future U.S. interstate

Highly-visible retail on Highway 412 available for lease in sought after shopping center. Located in a heavily trafficked area with national retailers including Harp's Food Stores, Freddy's Frozen Custard, Tropical Smoothie and many others. Adjacent to the property is the 500+ master-planned development, The Crossings with dense residential neighborhoods and Har-ber High School. Location is convenient to Springdale's Care Corridor, Arvest Ballpark and Interstate 49.

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# Interior Photos



# Location



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,929	31,083	86,315
Projected Population (2029)	5,673	33,743	92,458
Average HH Income (2024)	\$138,860	\$107,133	\$98,325
Proj. Average HH Income (2029)	\$152,712	\$124,470	\$114,754
Households (2024)	1,970	11,298	30,427



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