

## +/- 630 SF RETAIL IN HISTORIC DOWNTOWN FOR LEASE

# 116 1/2 SOUTH BROADWAY STREET

Siloam Springs, AR 72761



### PROPERTY DESCRIPTION

Discover +/- 630 SF of prime retail space available in the heart of historic Downtown Siloam Springs! This charming space boasts high vaulted ceilings, expansive storefront windows for maximum visibility, a spacious reception area, a semi-private office, dedicated storage, and a private restroom. Perfectly situated in the bustling downtown district, this location offers a fantastic opportunity for businesses to grow and succeed in a vibrant, high traffic area. Don't miss your chance to establish your business in one of Siloam Springs' most desirable spots!

### PROPERTY HIGHLIGHTS

- +/- 630 SF in Historic Downtown Siloam Springs
- Versatile Space Suitable for Various Businesses
- Expansive Storefront Windows for Natural Lighting
- +/- 2,500 VPD on S Broadway St

### OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Gross)
Available SF:	630 SF
Building Size:	630 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	999	2,784
Total Population	699	2,763	7,886
Average HH Income	\$63,909	\$70,936	\$81,023

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.

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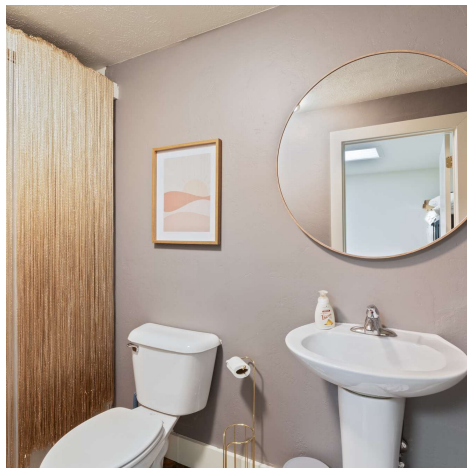
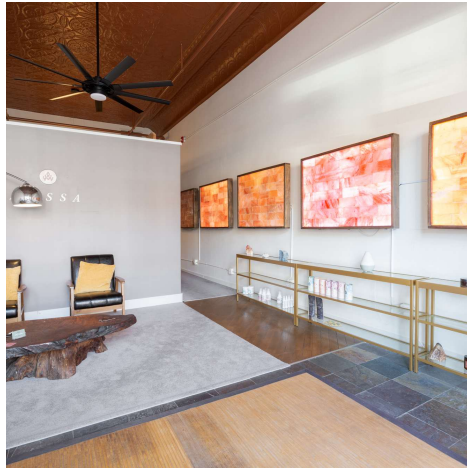
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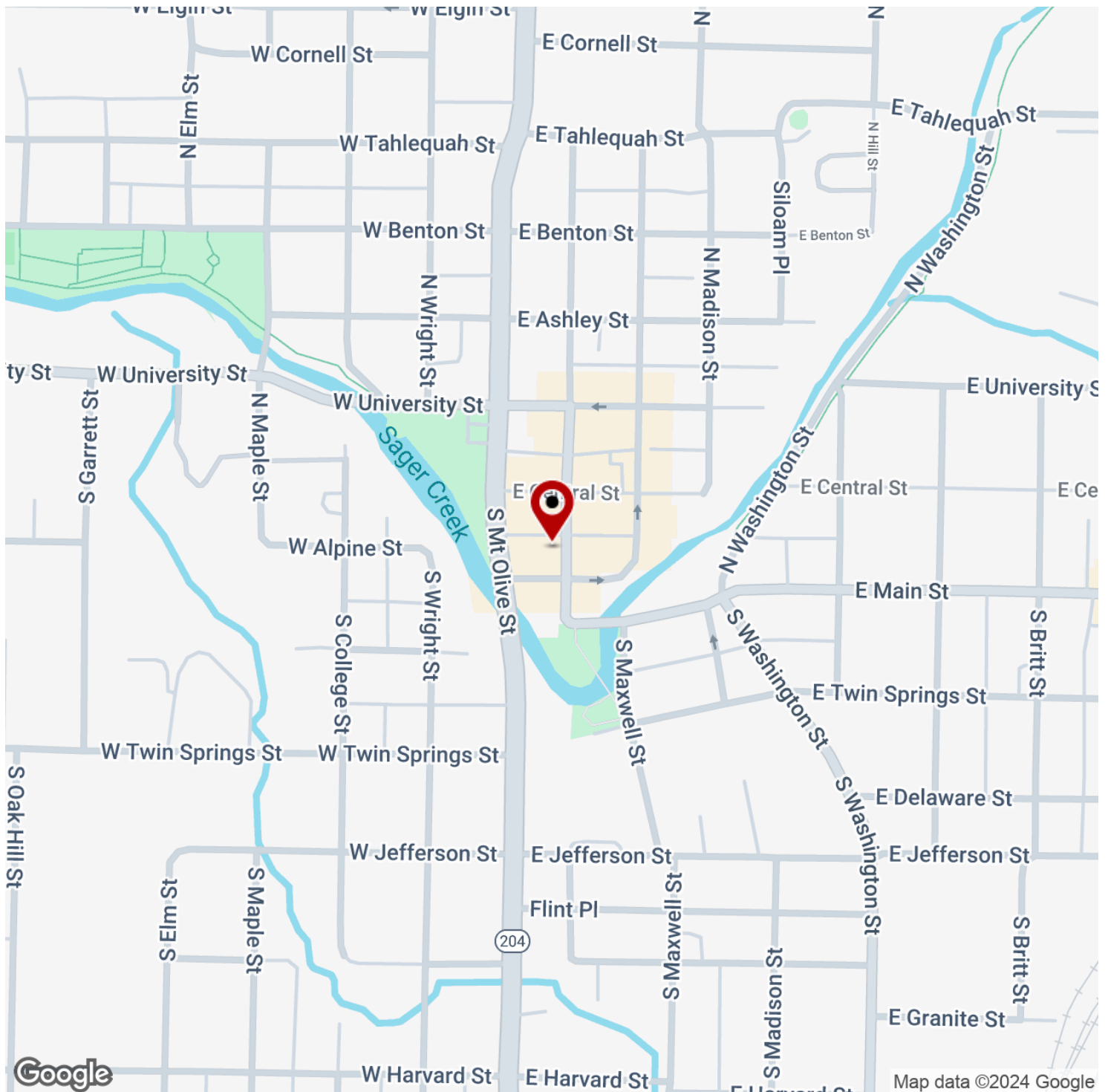
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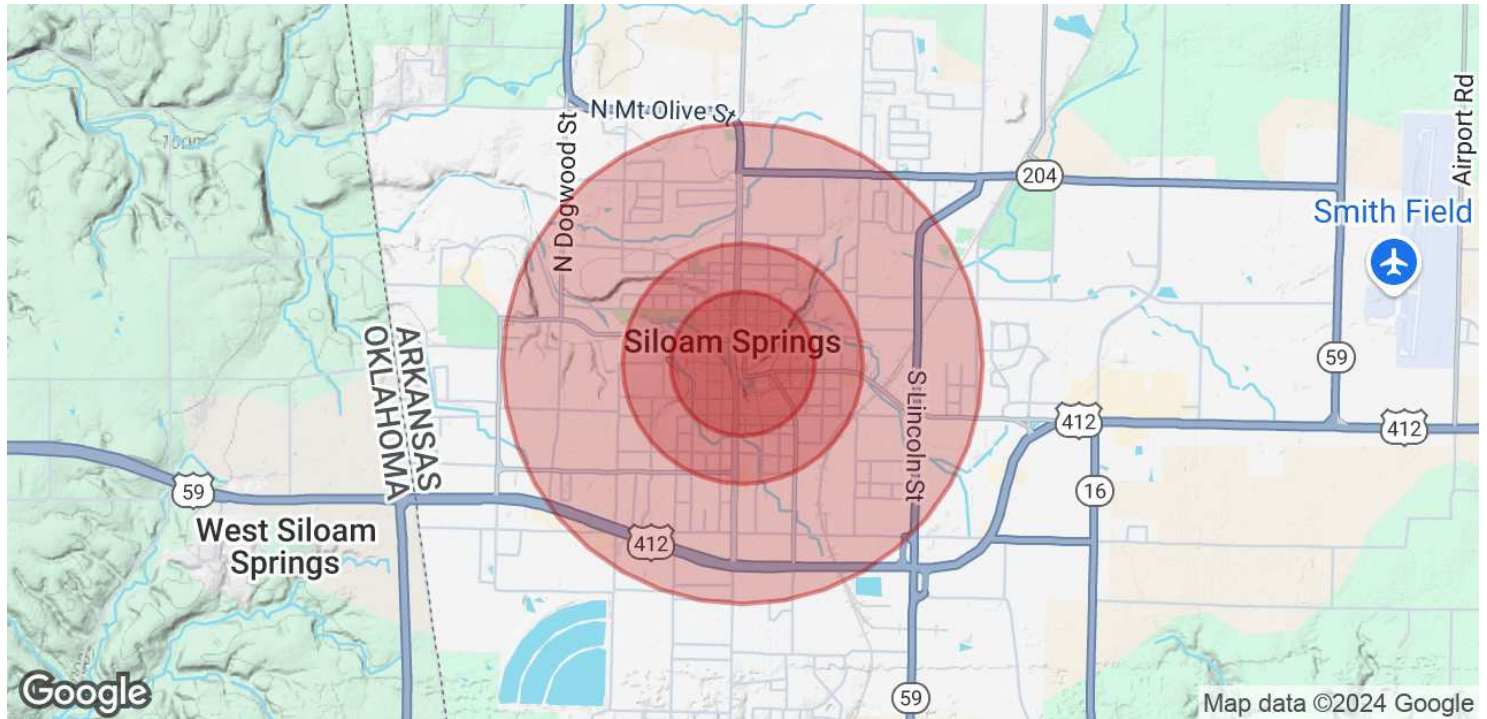
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	699	2,763	7,886
Average Age	35	36	36
Average Age (Male)	34	34	34
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	999	2,784
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$63,909	\$70,936	\$81,023
Average House Value	\$245,439	\$253,336	\$270,488

*Demographics data derived from AlphaMap*

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