



THE CROSSINGS

5653 Gateway Avenue & 5761 W Sunset Avenue | Springdale, AR

Colliers



THE CROSSINGS | FINAL SPACES NOW LEASING
New Class A Retail Development | For Lease

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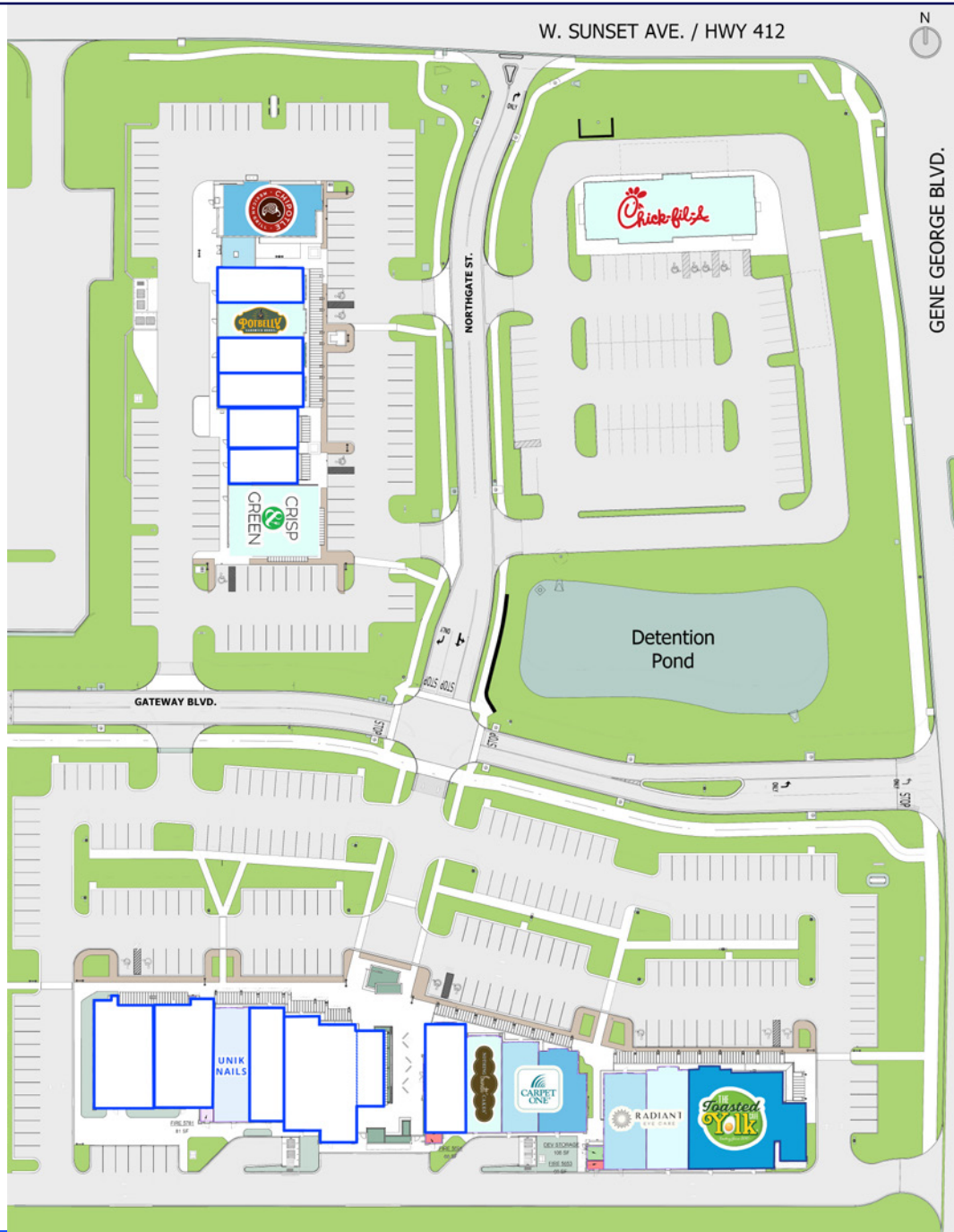
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New Class A Retail Development | For Lease





THE CROSSINGS

All Retailers



RADIANT
EYE CARE



CRISP
&
GREEN

Space Available: 1,392 to 5,924 SF

Use: Restaurant, Retail, Office & Entertainment

Property Highlights:

Now Leasing | Final Phase Complete

- Two newly developed phases of a premier mixed-use center, offering retail, dining, office, and entertainment space
- Anchored by Chick-fil-A and Chipotle at the highly visible corner of Highway 412 (W Sunset Avenue) & Gene George Blvd
- Close proximity to Sam's Club, Walmart, and immediate access to I-49, Don Tyson Parkway, Tontitown, and Siloam Springs
- Located within Springdale's expanding medical and business corridor, adjacent to:
 - Children's Center for Health & Wellness
 - Highlands Oncology
 - Arkansas Children's Hospital
 - Arkansas Blue Cross Blue Shield regional HQ
 - UAMS Sports & Orthopedic Institute (185,000 SF, under construction)

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\$34.00 PSF NNN

Leasing Plans | Phase 2



Building 5781	SF	Building 5747	SF	Building 5747	SF	Building 5691	SF	Building 5653	SF
Suite A	2,966	Suite C	1,880	Suite A & B*	3,796	Carpet One	3,274	Toasted Yolk	4,842
Suite B	2,958	Unik Nails	1,879	*Patio Space	1,056	Nothing Bundt Cakes	1,659	Radiant Eye Care	3,879
Total	5,924	Total	3,759	Total	3796	Suite D	2,051	Total	8,721
						Total	6,984		



PHASE 2

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\$38.00 PSF NNN

Leasing Plans | Phase 3

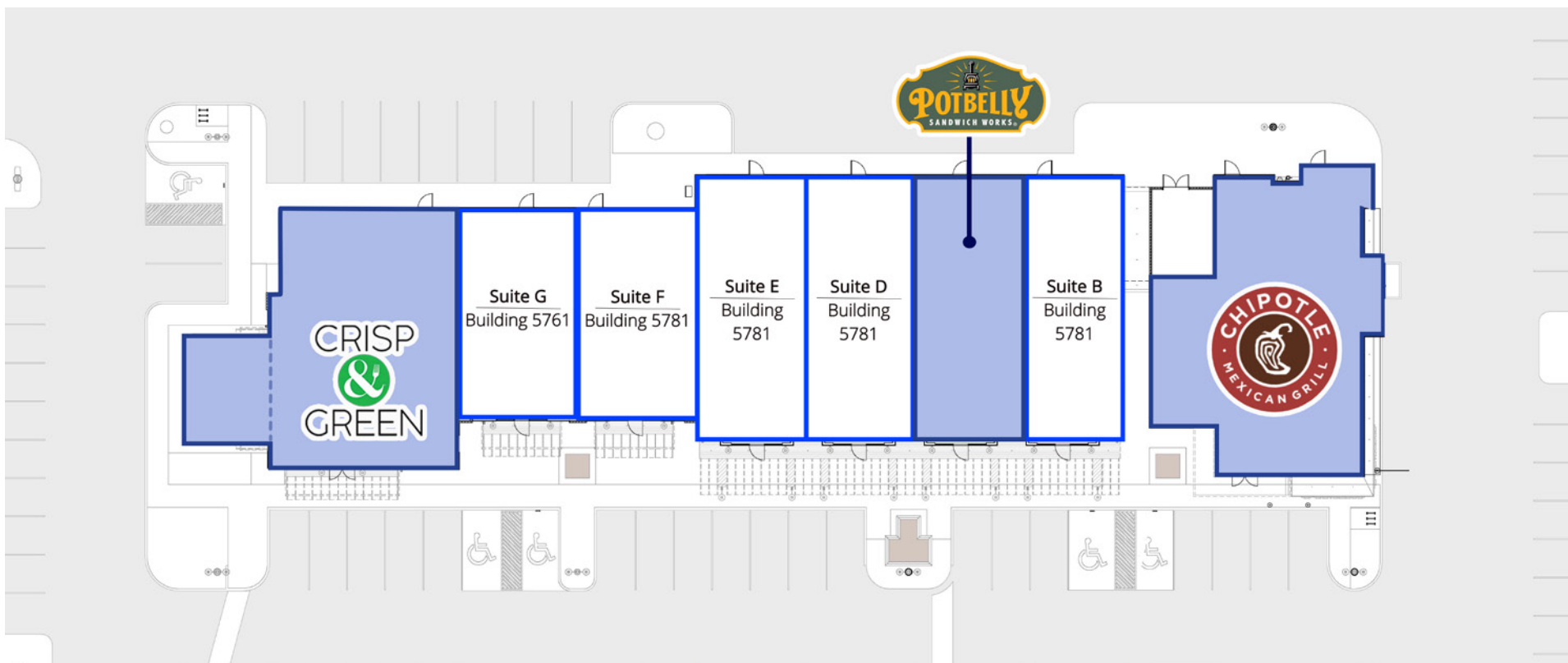


Suite #	SF
Chipotle	2,492
Suite B	1,540
Total	4,032

Suite #	SF
Potbelly	1,510
Suite D	1,510
Total	3,020

Suite #	SF
Suite E	1,524
Suite F	1,407
Total	2,931

Suite #	SF
Suite G	1,392
Crisp & Green	2,557
Total	3,949



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Springdale is located in Washington County at the foothills of the Ozark Mountains. The Oklahoma and Missouri state lines are a half-hour drive away. Springdale is experiencing exponential growth with new additions just south of the project including brand-new state-of-the-art Center for Children's Health & Wellness medical office building, Arkansas Children's Hospital, Highlands Oncology, Trails at Legacy apartments, Arkansas Blue Cross Blue Shield regional office and UAMS Sports & Orthopedic Medicine building at 185,000 square feet.

Major employers include Tyson Foods, Inc., George's Inc., Walmart Inc. and J.B. Hunt Transport. Many Fortune 500 companies have migrated their offices to the market to be close to Walmart, many with sizable office leases.



Northwest Arkansas has over 560,000 residents and over 627,000 visitors annually.

Demographic Summary

Radius / Drive Time	Population (2025)	Average HH Income (2025)	Median Age (2025)
1	4,795	\$120,663	36.0
3	40,981	\$109,787	35.8
5	99,992	\$105,612	33.7
10	285,110	\$110,467	31.8
20	545,347	\$115,336	34.0



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Gene George Blvd. is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Medical Mile / Care Corridor. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.



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