



**THE CROSSINGS**

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



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

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## 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
Suite A	2,966
Suite B	2,958
Total	5,924

Building 5747	SF
Suite C	1,880
Unik Nails	1,879
Total	3,759

Building 5747	SF
Suite A & B*	3,796
*Patio Space	1,056
Total	3796

Building 5691	SF
Carpet One	3,274
Nothing Bundt Cakes	1,659
Suite D	2,051

Building 5653	SF
Toasted Yolk	4,842
Radiant Eye Care	3,879
Total	8,721



## PHASE 2

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# \$38.00 PSF NNN

Leasing Plans | Phase 3



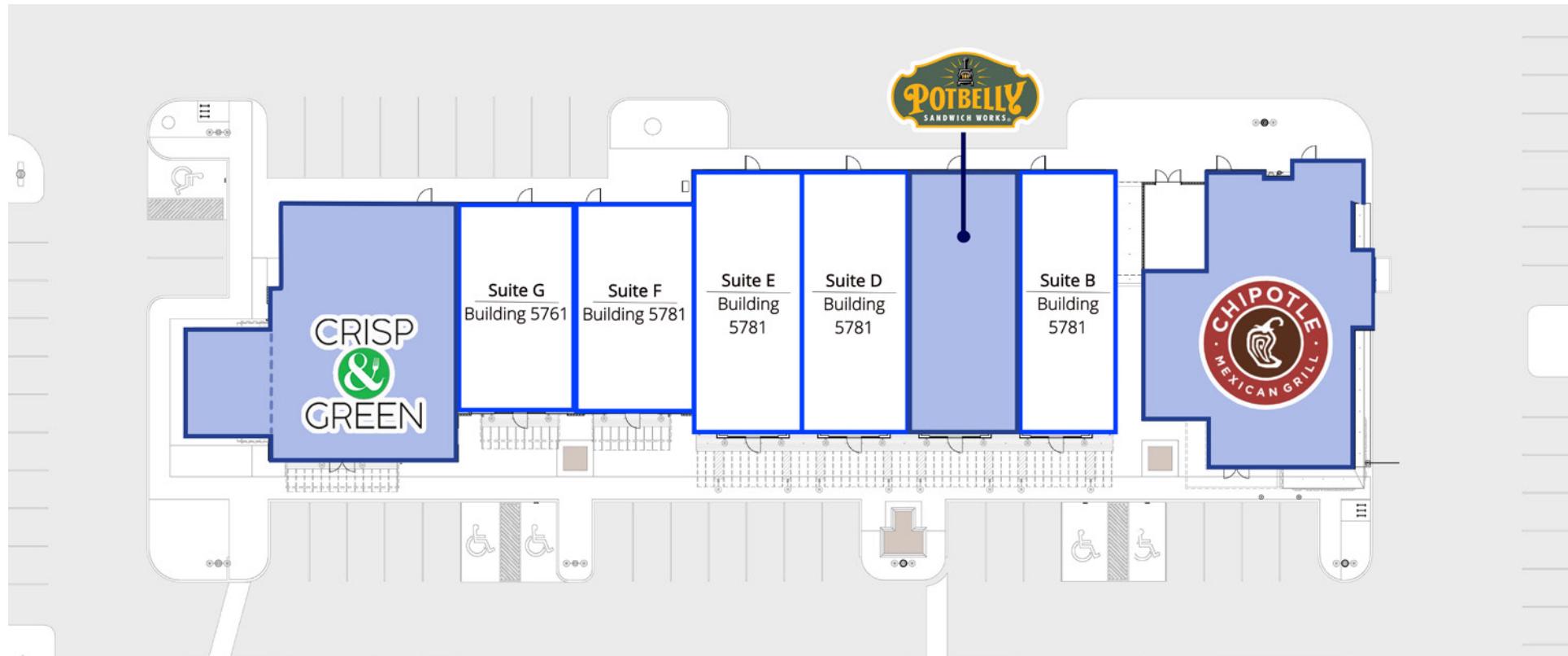
## THE CROSSINGS

Suite #	SF
Chipotle	2,492
<b>Suite B</b>	<b>1,540</b>
Total	4,032

Suite #	SF
Potbelly	1,510
<b>Suite D</b>	<b>1,510</b>
Total	3,020

Suite #	SF
<b>Suite E</b>	<b>1,524</b>
Suite F	1,407
Total	2,931

Suite #	SF
<b>Suite G</b>	<b>1,392</b>
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.

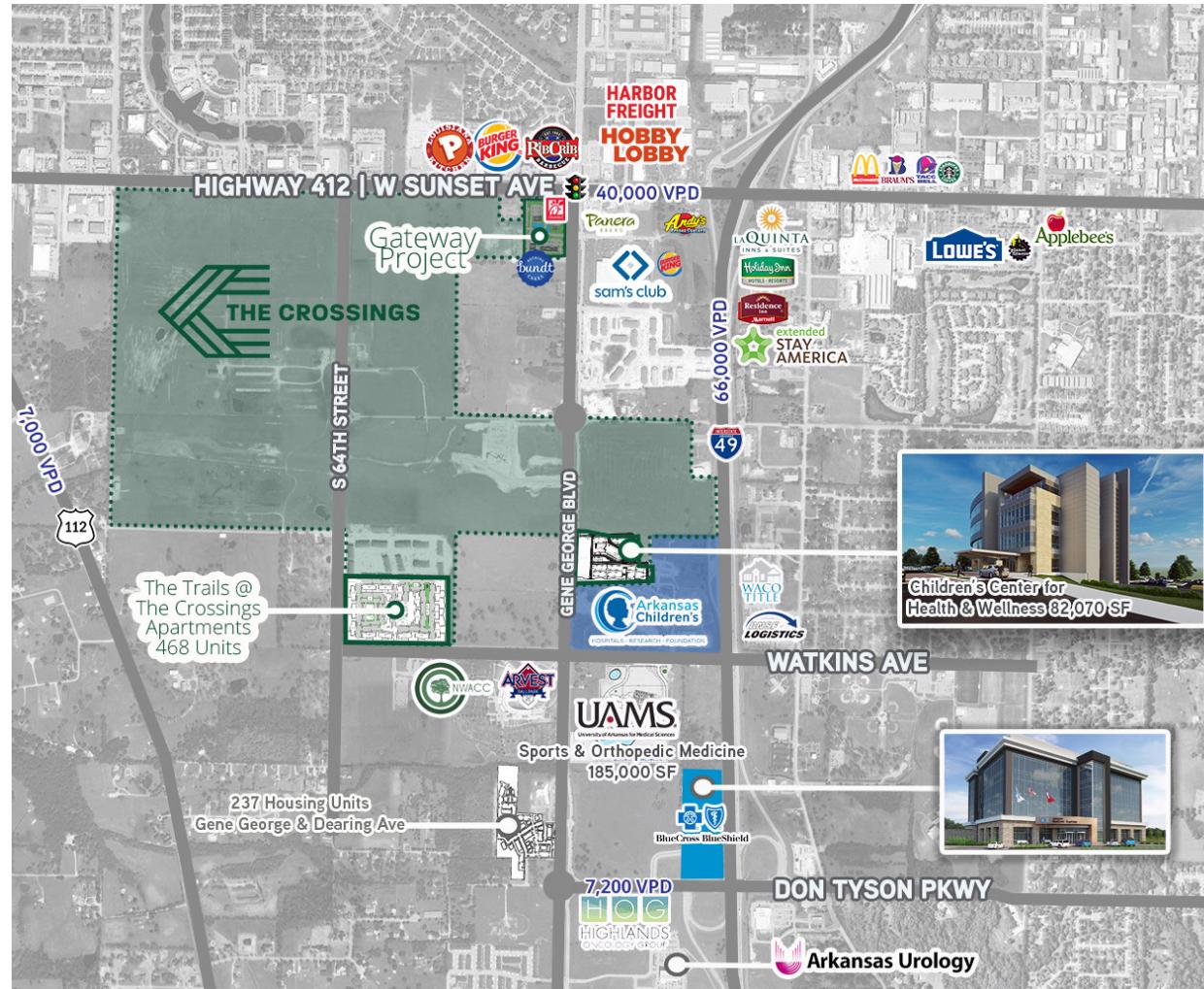
Major employers include Tyson Foods, Inc., George's Inc., Walmart Inc. and J.B. Hunt Transport. Many Fortune 500 companies have migrated their offices to the market to be close to Walmart, many with sizable office leases.



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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Children's Center for Health & Wellness



Arkansas Children's Hospital



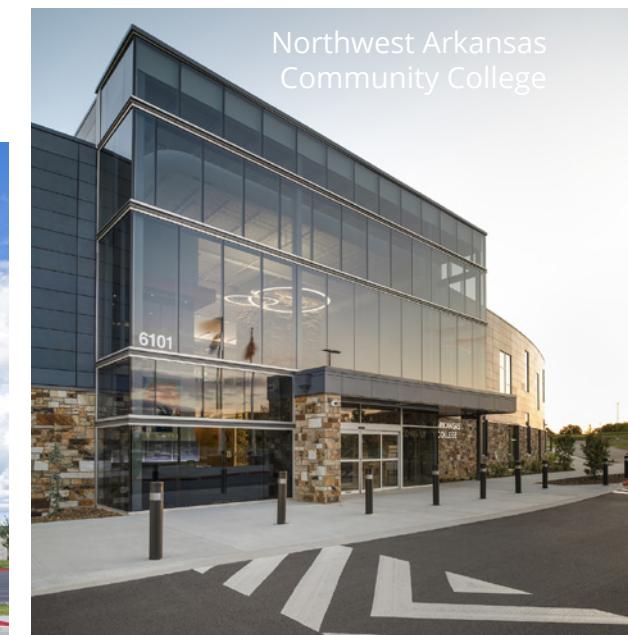
Northwest Arkansas  
Community College



Arkansas BlueCross BlueShield



Highlands Oncology

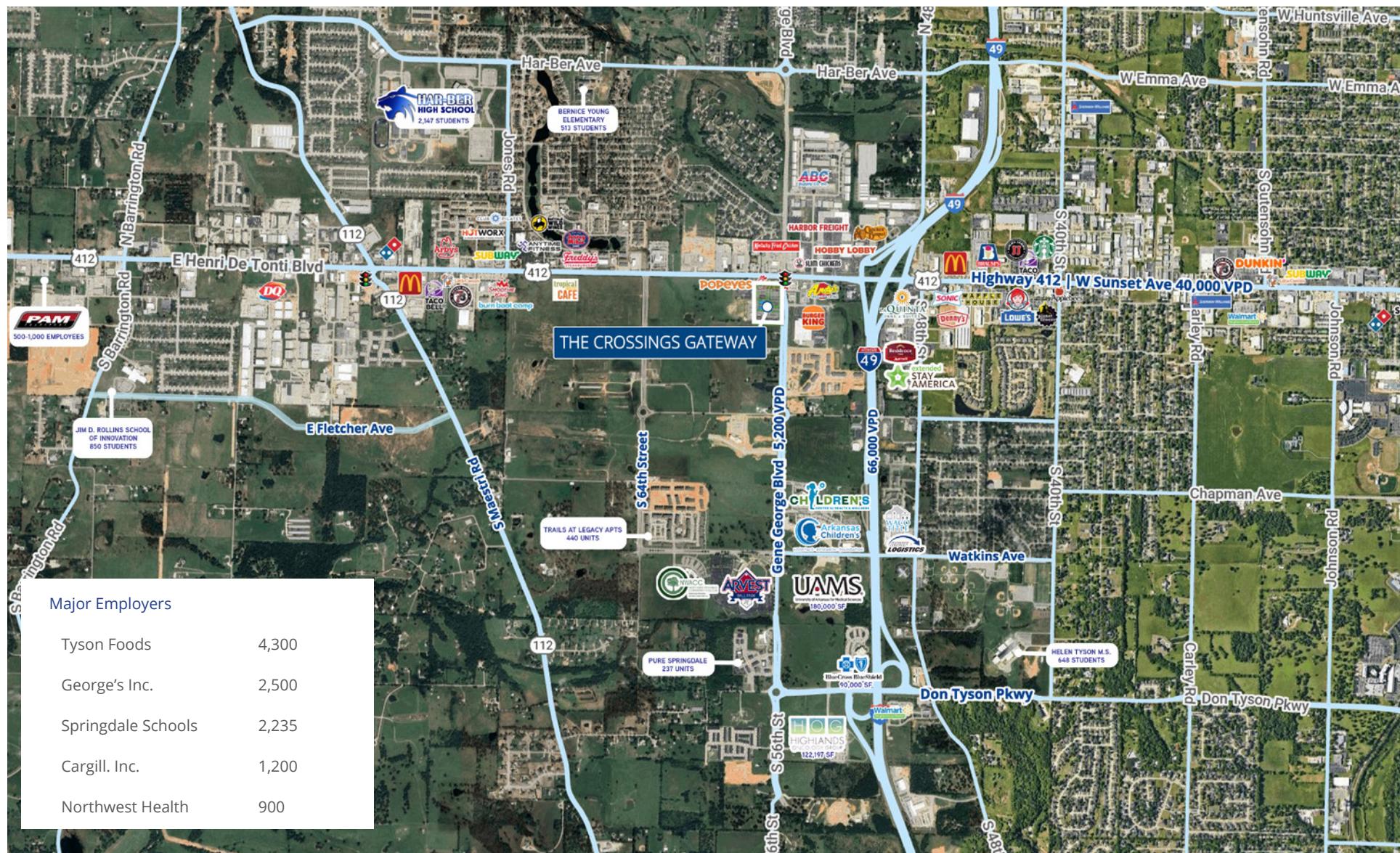


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