

**+/- 1,350 SF OF RETAIL SPACE FOR LEASE**



**1223 U.S. 412**

Siloam Springs, AR 72761



### PROPERTY DESCRIPTION

Class-A Retail Space for Lease on Highway 412 in Siloam Springs, AR. This highly visible  $\pm$ 1,350 SF retail storefront is positioned directly along the Highway 412 corridor with approximately 29,000 vehicles per day offering exceptional exposure and easy access for customers. The current layout of the space makes it ideal for a salon or barbershop with multiple workstations. It also features an ADA-compliant restroom, a dedicated fitting room, and two additional storage closets, providing an efficient and flexible layout for a wide range of retail users. Delivered in turnkey condition, this property is ideal for a high-quality retail, boutique, or service tenant seeking a strong presence. Surrounded by established national retailers including Walmart Neighborhood Market, KFC, Sonic Drive-In, AutoZone, Taco Bell, and O'Reilly Auto Parts, this location benefits from consistent traffic and built-in consumer demand.

### PROPERTY HIGHLIGHTS

- +/- 1,350 SF of Class-A Retail Space
- Turnkey condition, ideal for a high-quality retail tenant, salon, or barbershop
- ADA Compliant Restrooms
- Excellent visibility with approx. 29,000 VPD

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,134	7,234	8,831
Total Population	6,382	20,890	25,319
Average HH Income	\$75,702	\$80,867	\$80,946

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### SALMONSEN GROUP

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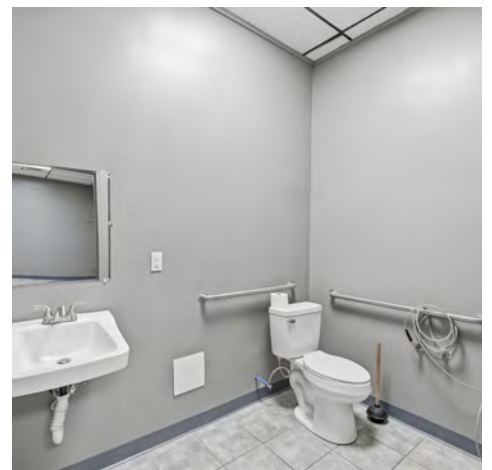
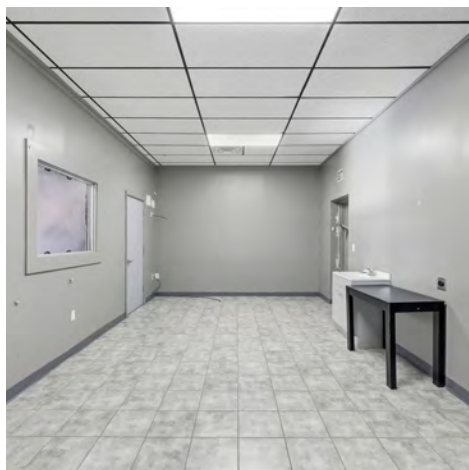
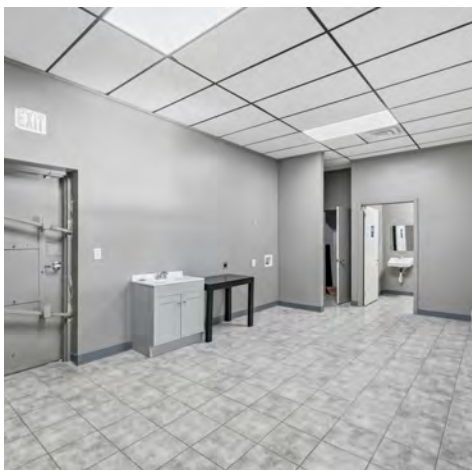
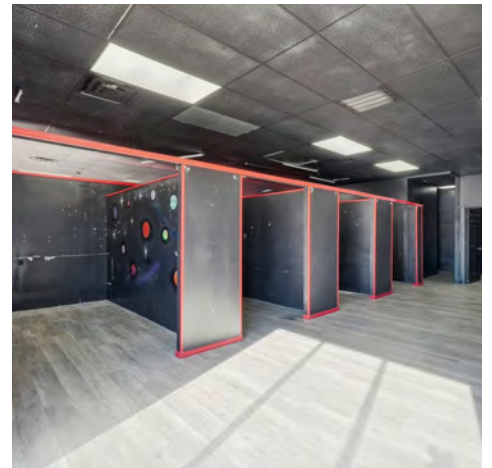
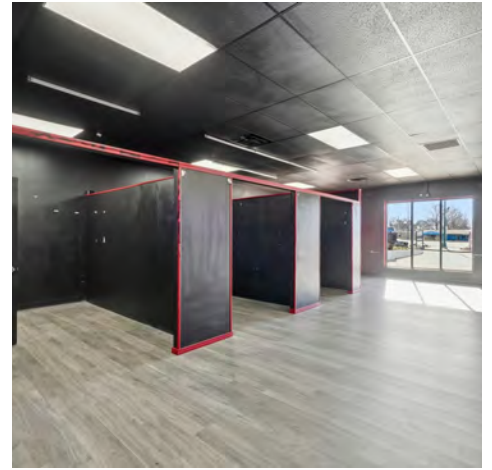
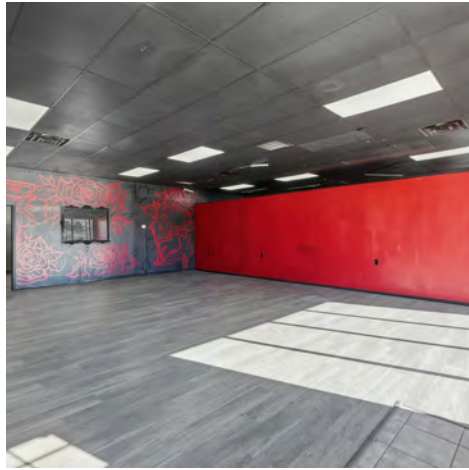
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## Suite 1

## Suite 2



MEASUREMENTS PREPARED BY SURVEYING TECHNOLOGY COMPANY INCORPORATED. MEASUREMENTS NOT GUARANTEED.

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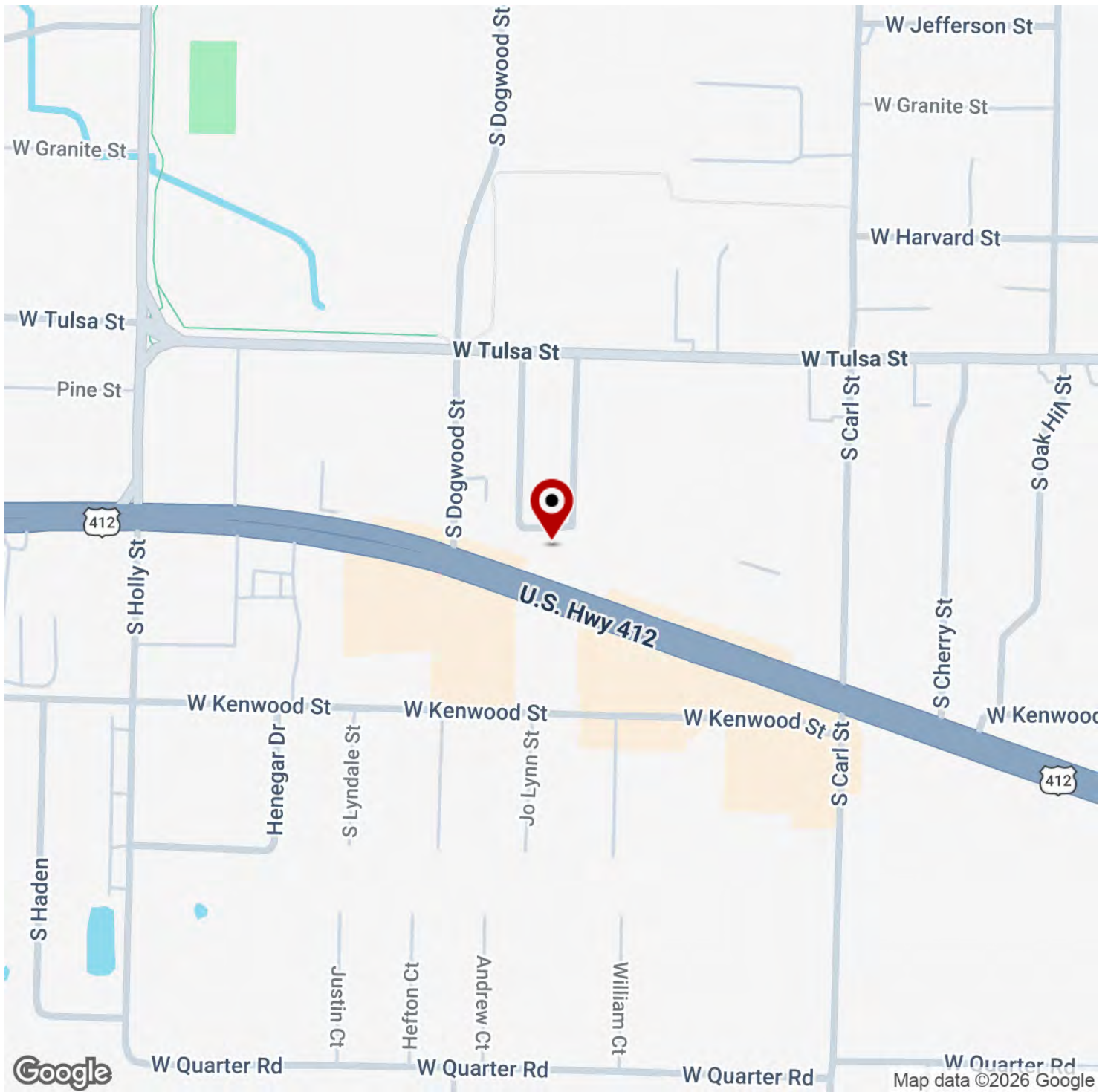
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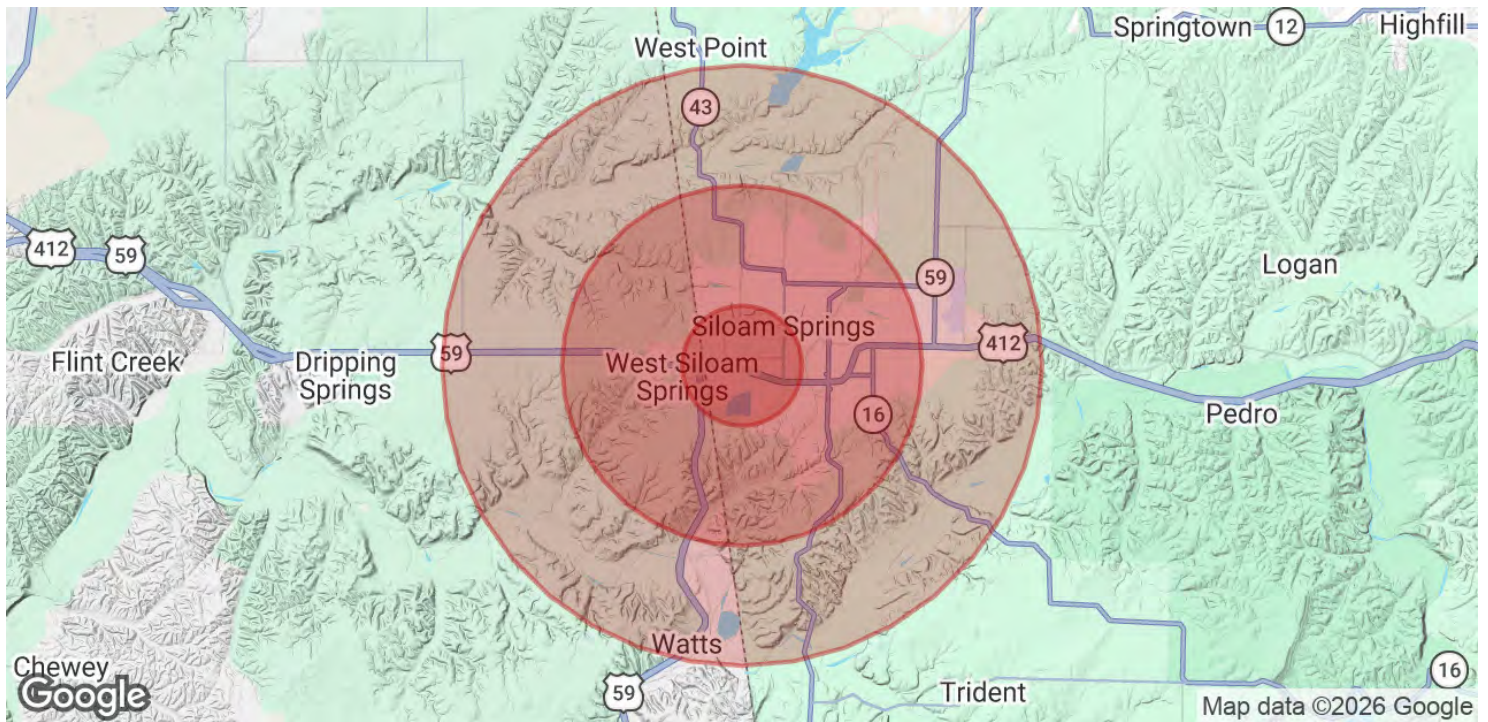
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,382	20,890	25,319
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	36	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,134	7,234	8,831
# of Persons per HH	3	2.9	2.9
Average HH Income	\$75,702	\$80,867	\$80,946
Average House Value	\$244,557	\$279,133	\$295,609

*Demographics data derived from AlphaMap*

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