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PLAZA TIRE SERVICE
THE QUICK CHANGE ARTIST
ESTABLISHED IN 1963

ARVEST
BANK

CASEY'S
GENERAL STORE

McDonald's

TACO BELL

W Sunset Ave
35,000 VPD

S Maestri Rd
9,100 VPD

112

gerber
COLLISION & GLASS

FLEX/WAREHOUSE SPACE FOR LEASE

Venezia Plaza | S Maestri Rd
Springdale, AR

CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

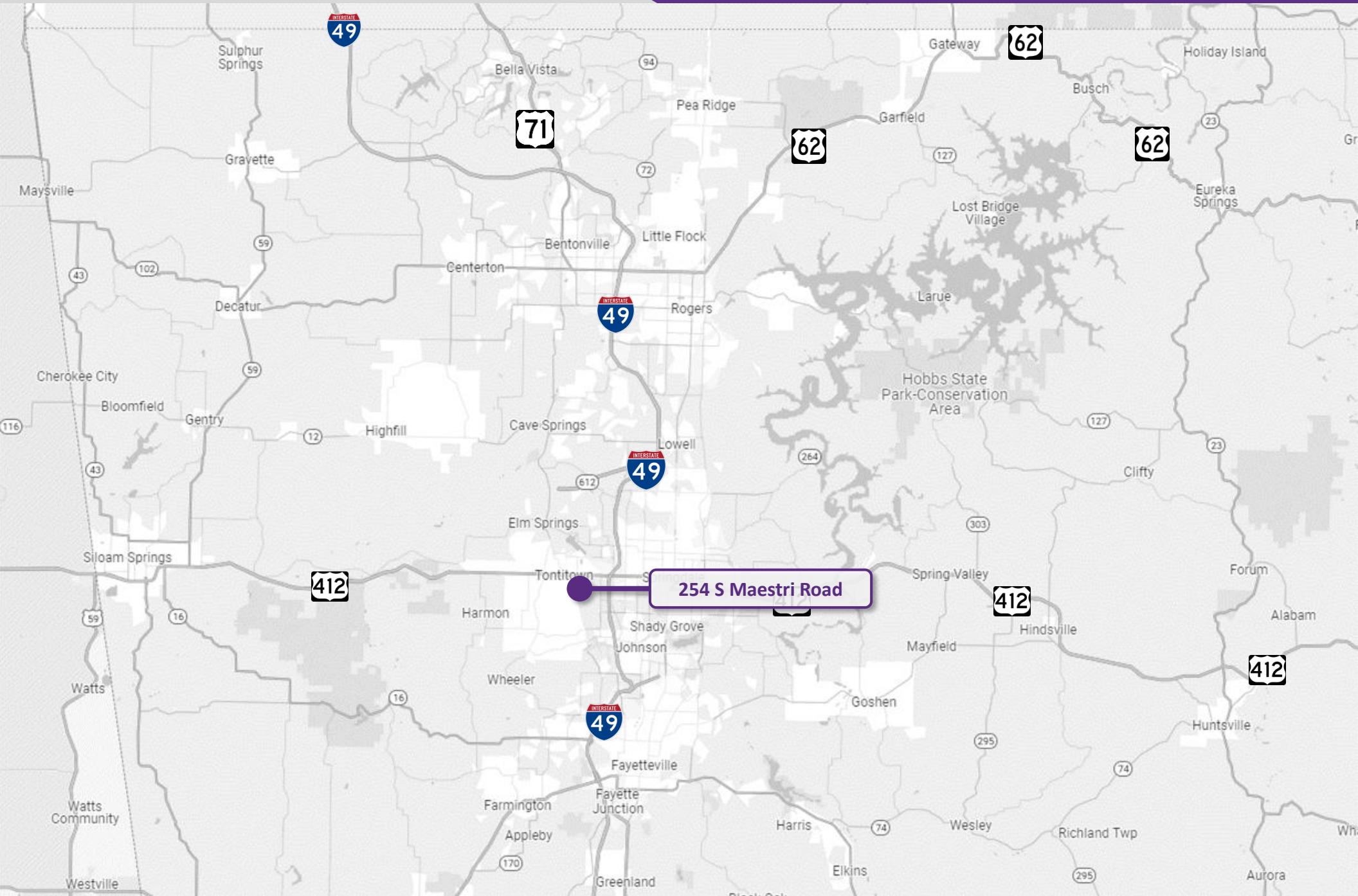
OVERVIEW

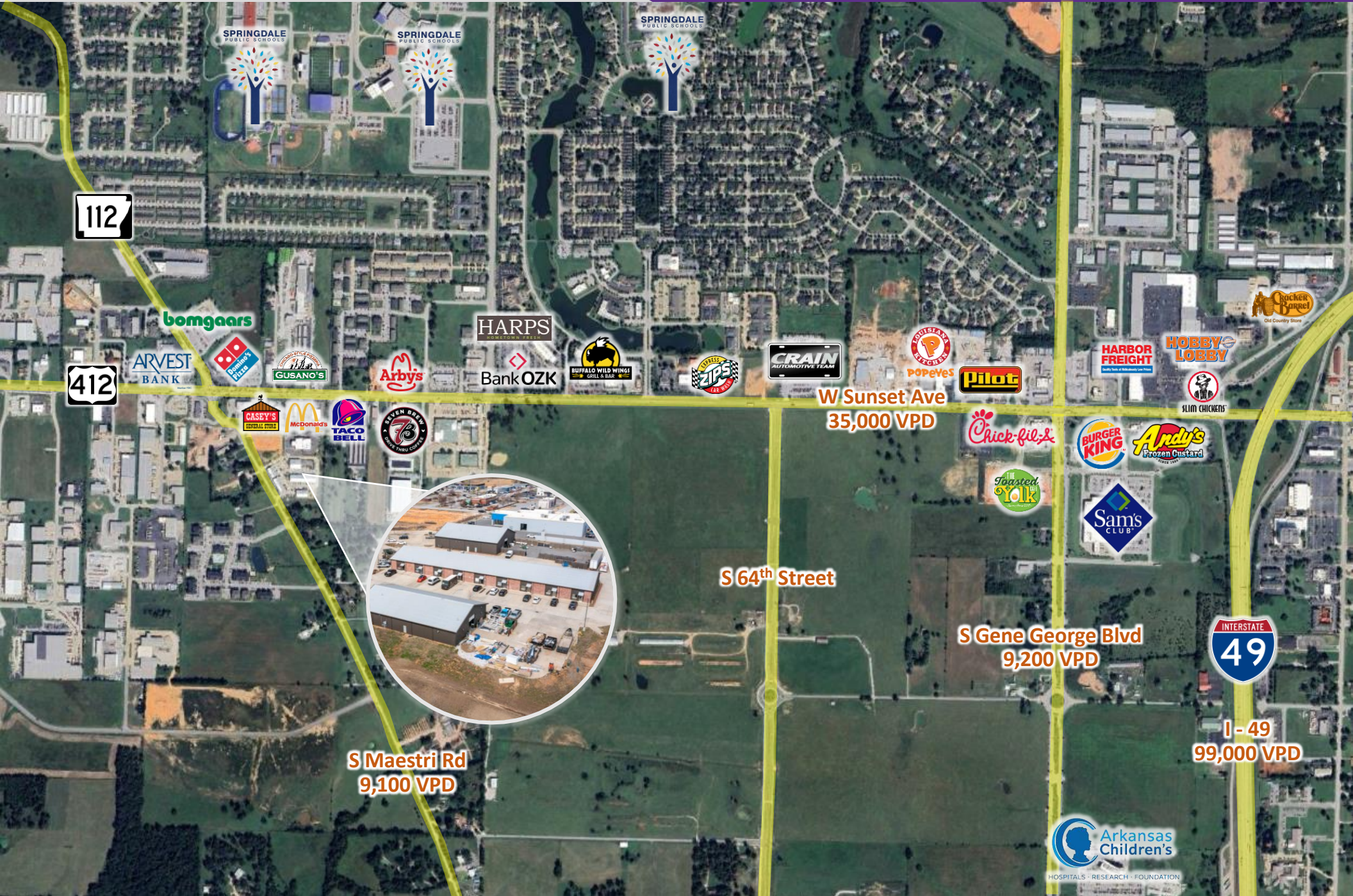
Offering	For Lease
Lease Rate & Type	\$13.50/SF - \$14.00/SF Modified Gross
Address	S Maestri Road,
City/State	Springdale, AR 72762
Property Type	Flex/Warehouse
Available SF	± 1,600 SF – Flex Space (3 units available) ± 6,000 SF – Warehouse Space (Includes Outdoor storage/Laydown Yard)

PROPERTY HIGHLIGHTS

- Each flex unit has a lobby area and restroom
- Located just off the intersection of Hwy 412 (35,000 VPD) & Hwy 112 (9,100 VPD) in Springdale, with easy access to I-49 (99,000 VPD)
- Newer construction with great visibility in a high traffic area
- Available spaces have an overhead roll up door
- Future plans to expand Hwy 112 to 4 lanes









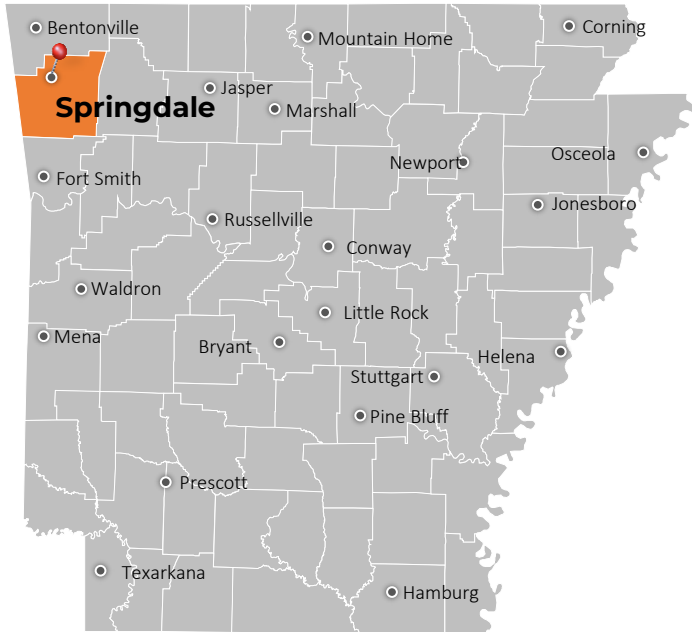
AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	AVAILABLE
256 S Maestri Rd - Includes Outdoor storage/Laydown yard	6,000 SF	MG	\$14.00/SF/YR	1/15/2025



AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	AVAILABLE
254 S Maestri Suite 1	1,600SF	MG	\$13.50/SF/YR	Immediately
254 S Maestri Suite 3	1,600SF	MG	\$13.50/SF/YR	Immediately
254 S Maestri Suite 4	1,600SF	MG	\$13.50/SF/YR	Immediately



Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home of the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	23,570	76,643	269,988
Households	8,645	27,162	99,609
Average Age	38.4	36.8	35.1
Average Household Income	\$114,389	\$103,173	\$102,197
Businesses	788	2,412	7,877

**Demographic details based on property location*

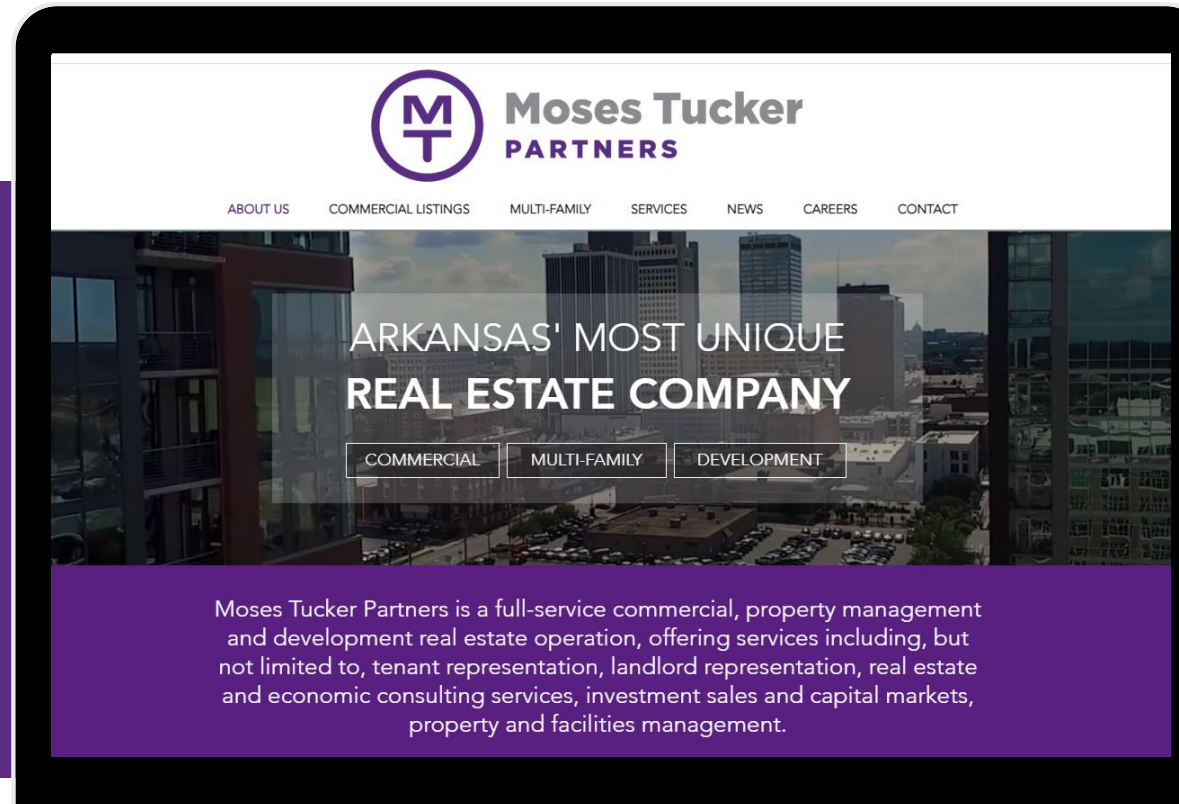
CONNECT

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DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.