

Planned Retail Center

Tontitown, Arkansas

895 & 899 E Henri De Tonti Blvd
Springdale, AR 72762
www.cbre.us/fayetteville

\$28.50 - \$34.00/SF (NNN)



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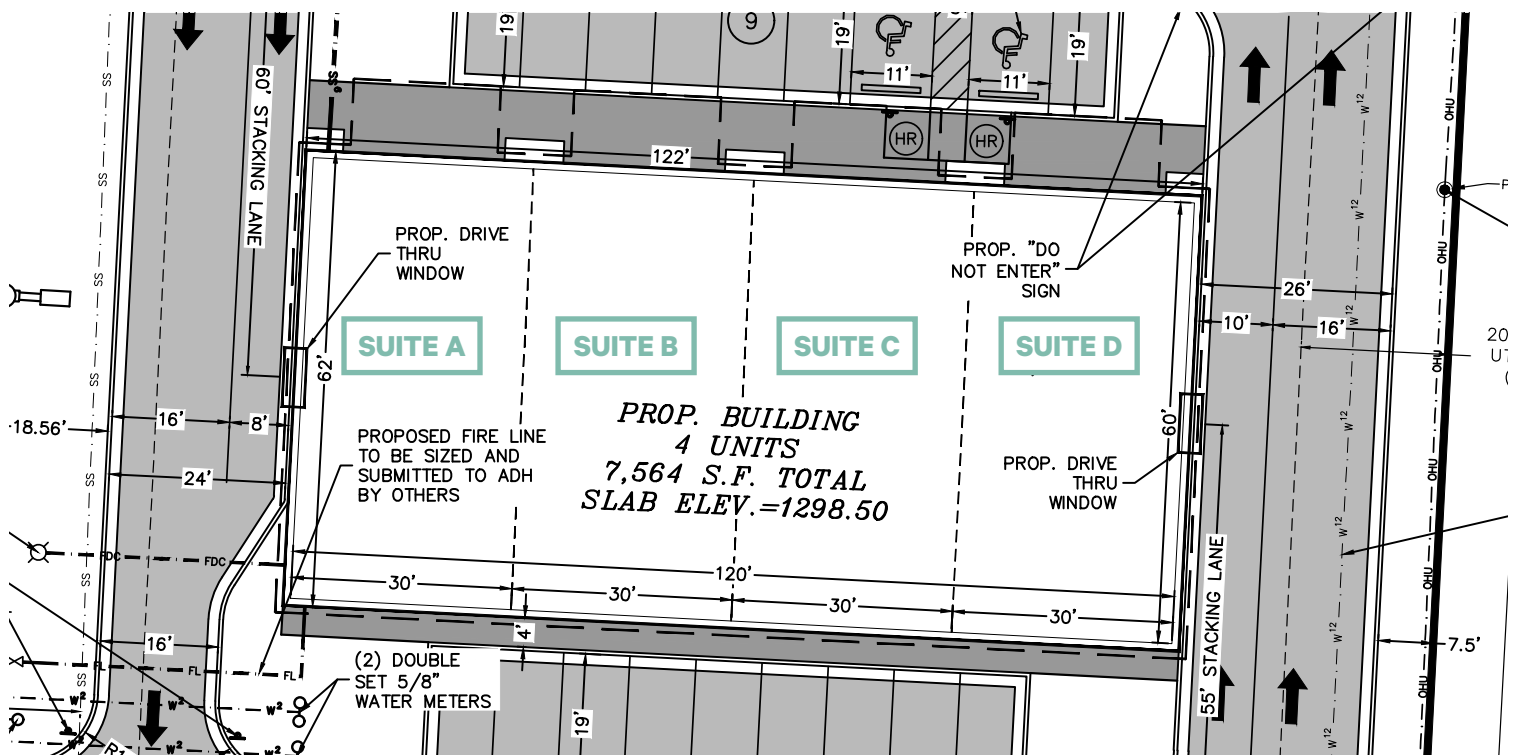
For Lease

Property Details

+ Availability: ±7,564 SF

Suite	Size	Lease Rate	Lease Type
A	±1,922 SF	\$32.00/SF	NNN
B	±1,860 SF	\$28.50/SF	NNN
C	±1,860 SF	\$28.50/SF	NNN
D	±1,922 SF	\$34.00/SF	NNN

- + Prime retail center location with prominent visibility from the Hwy 412 (33,000 VPD) & Hwy 112 intersection (planned for expansion)
- + Two drive-thru opportunities: Suite A & Suite D
- + Cross-Access to Hwy 112
- + Available within 6 months
- + Location services Tontitown, one of the fastest-growing communities in Northwest Arkansas
 - Population growth in the area with an increase of 12.26% annually
- + “Going to work” side of the road
 - 1.8 mi | 8 mins to I-49
- + Located in active retail area
 - Near many national retailers including McDonald’s, Taco Bell, Domino’s, Casey’s General Store, Plaza Tire Service, Arvest Bank, Centennial Bank & more



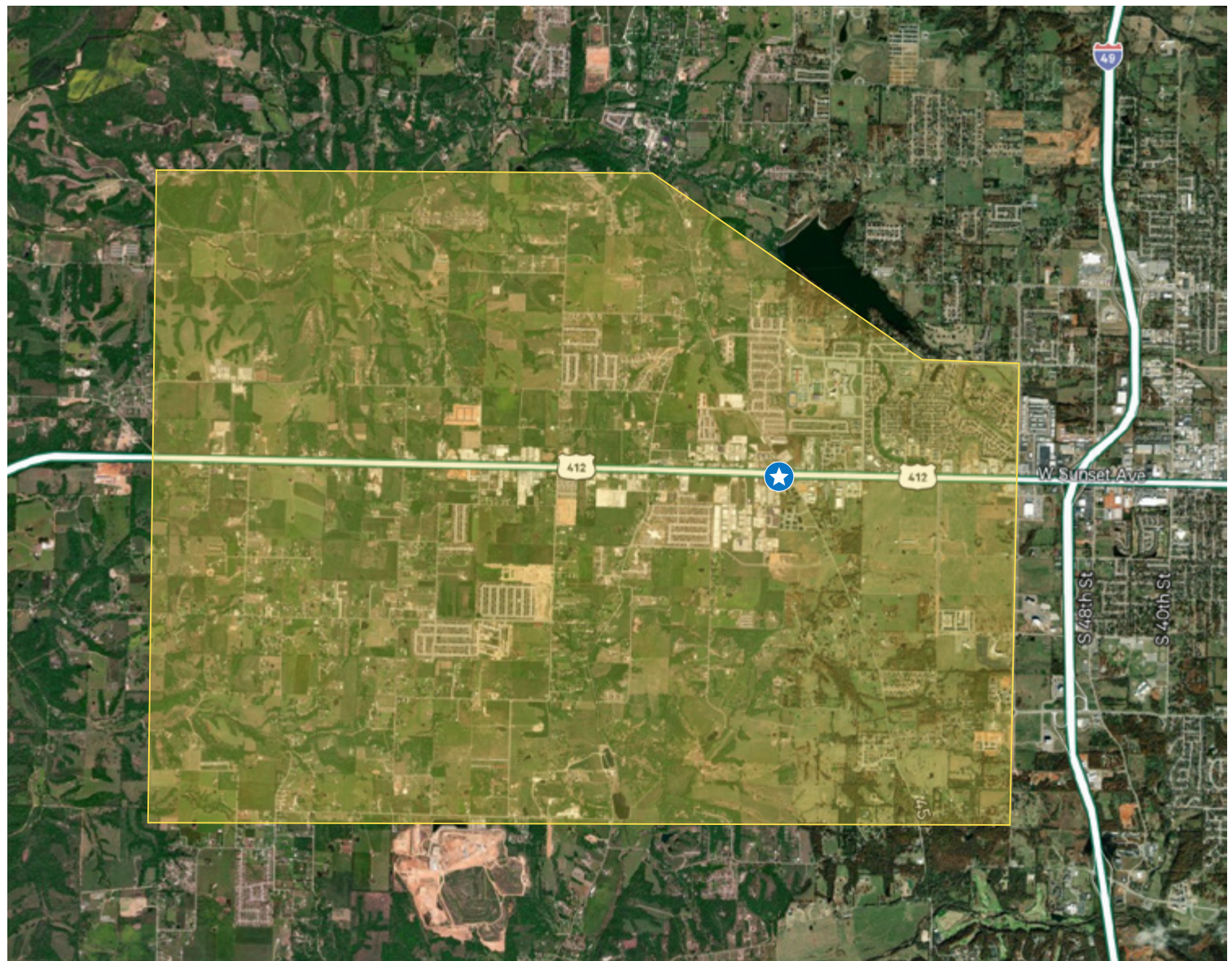
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Demographics

2023 Demographics	Polygon
Population	12,713
Households	4,425
Average Household Income	\$114,442
Housing Units	4,613
Employees	9,094



Plans

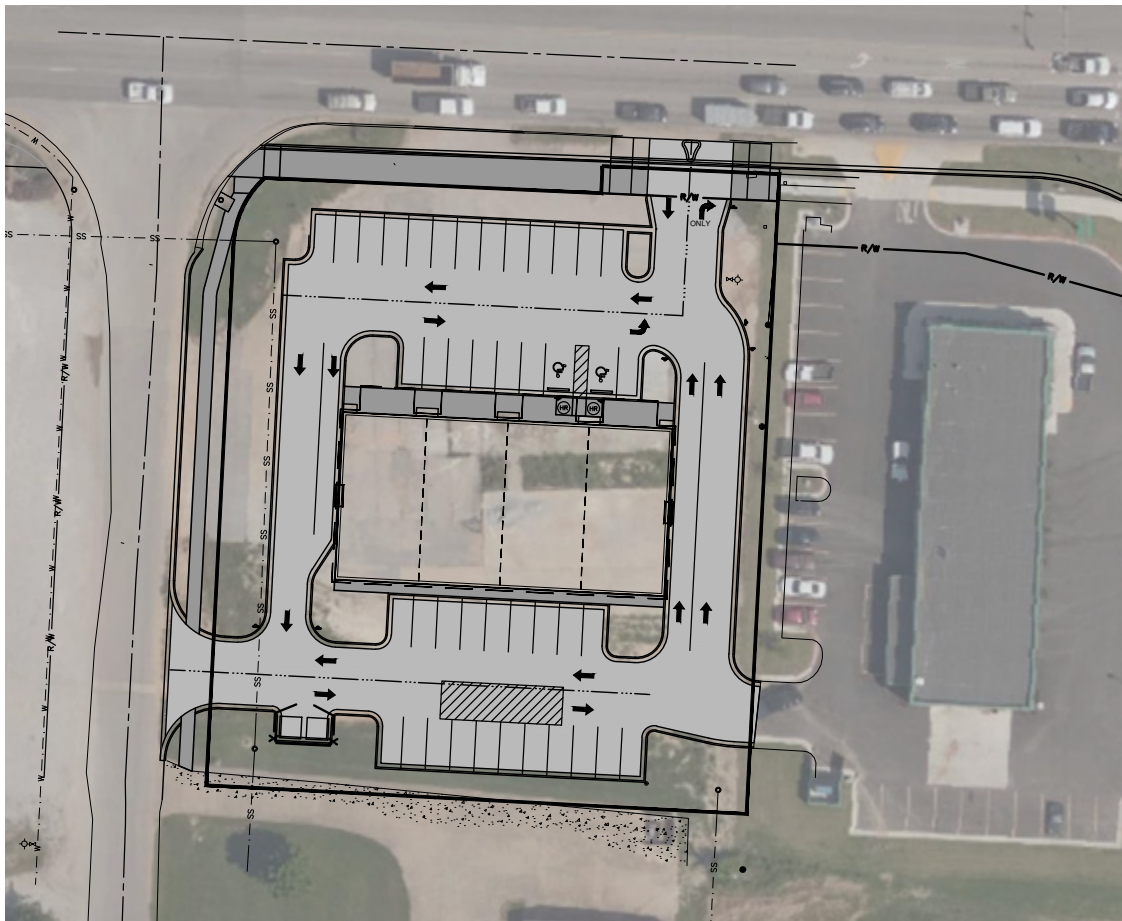


NORTH ELEVATION



E&W ELEVATIONS

SOUTH ELEVATION



[Click here to download site plan](#)

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Click [here](#) to view Hwy 112 interactive webmap

Contact Us

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