

+/- 2,075 SF RETAIL SPACE FOR LEASE

1123 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Prime +/- 2,000 SF retail space available for lease in a high traffic corridor just off Hwy 412, which sees approx. 29,000 VPD. This well positioned suite features a wide open retail floor, ideal for flexible merchandising or showroom layout, along with two restrooms and a dedicated storage closet for operational efficiency. Large storefront windows provide excellent natural light and strong visibility, perfect for showcasing products and attracting passing traffic. The property is surrounded by established national retailers including KFC, Sonic, AutoZone, O'Reilly Auto Parts, Walmart, Dollar Tree, and others, driving consistent customer activity to the area. Offered on a NNN lease structure with a 3 year term, this space presents a great opportunity for retailers seeking visibility, accessibility, and proximity to major national brands.

PROPERTY HIGHLIGHTS

- +/- 2,000 SF retail space available for lease
- Located just off Hwy 412 with approx. 29,000 VPD
- High-traffic corridor with strong visibility and accessibility
- Ideal for retailers seeking visibility and proximity to established brands

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,001	6,215	8,160
Total Population	5,864	18,016	23,444
Average HH Income	\$68,162	\$83,470	\$82,711

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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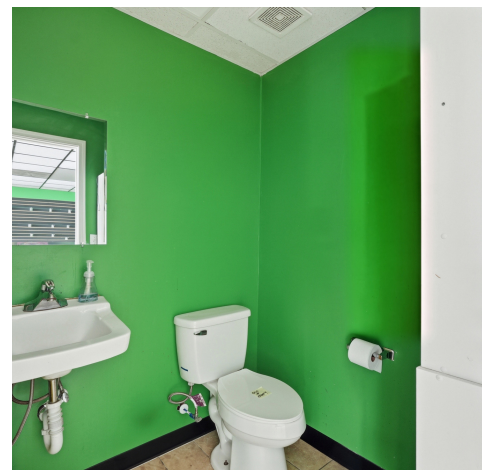
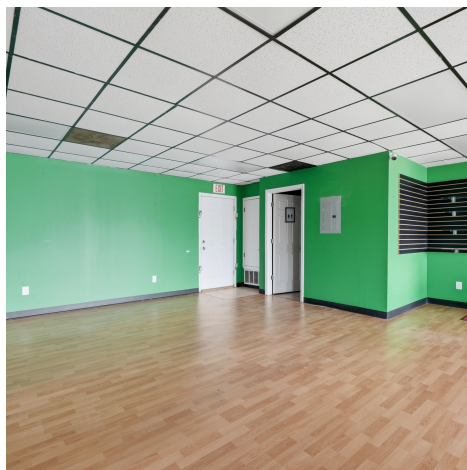
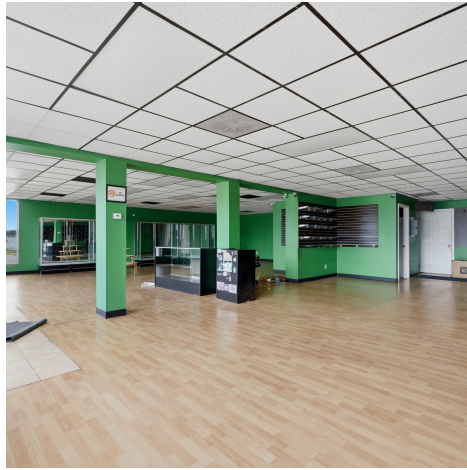
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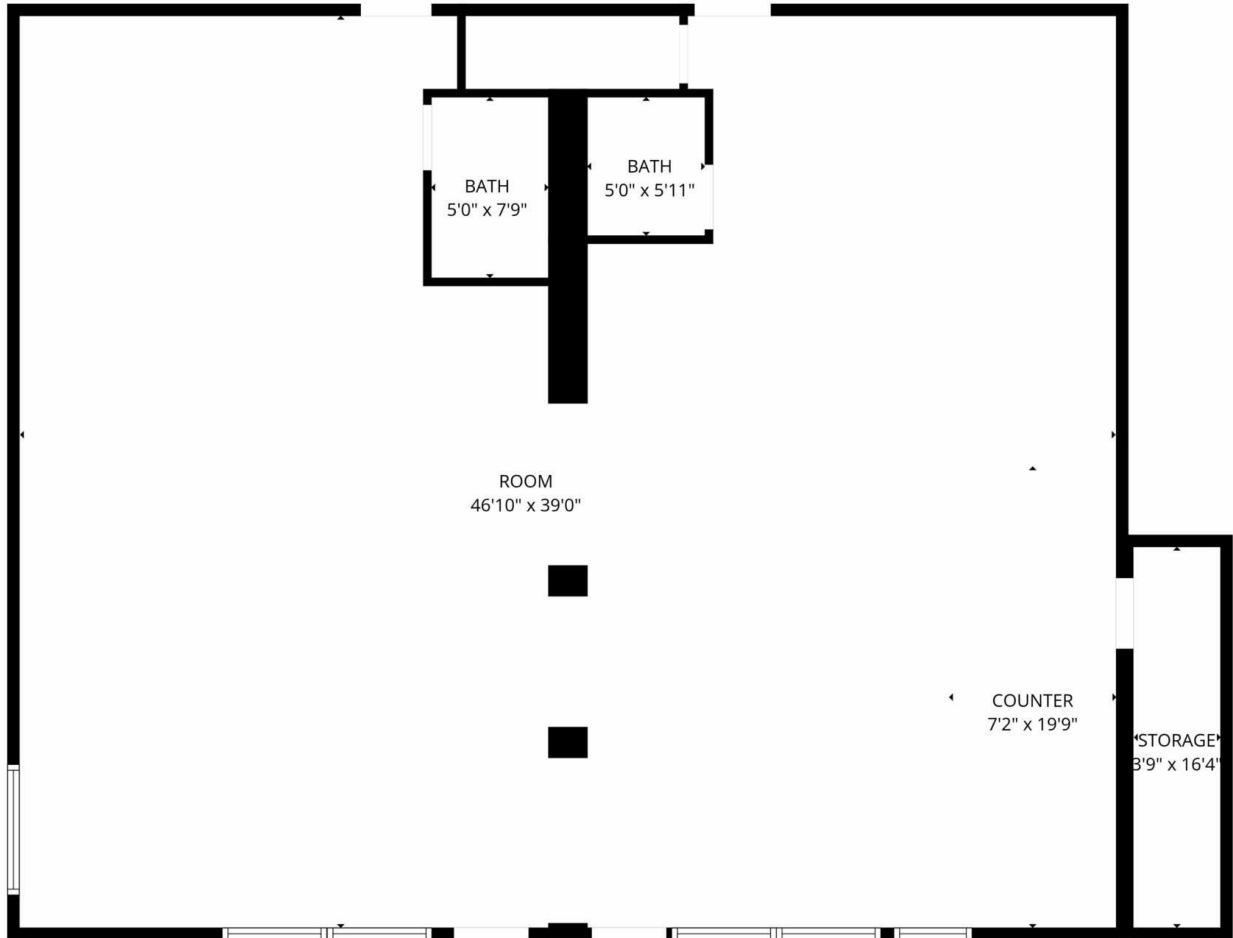
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1123 US-412: +/- 2,075 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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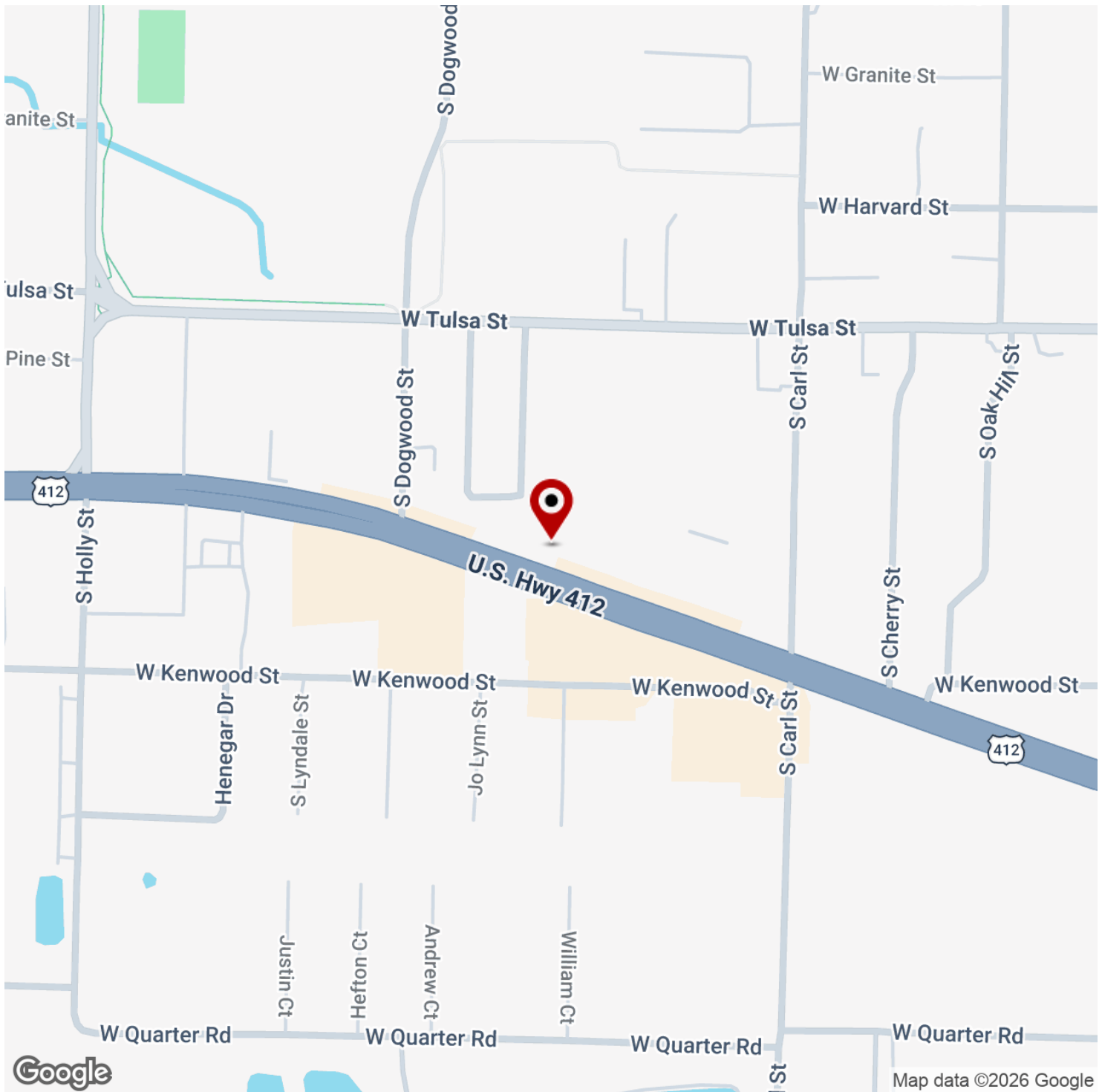
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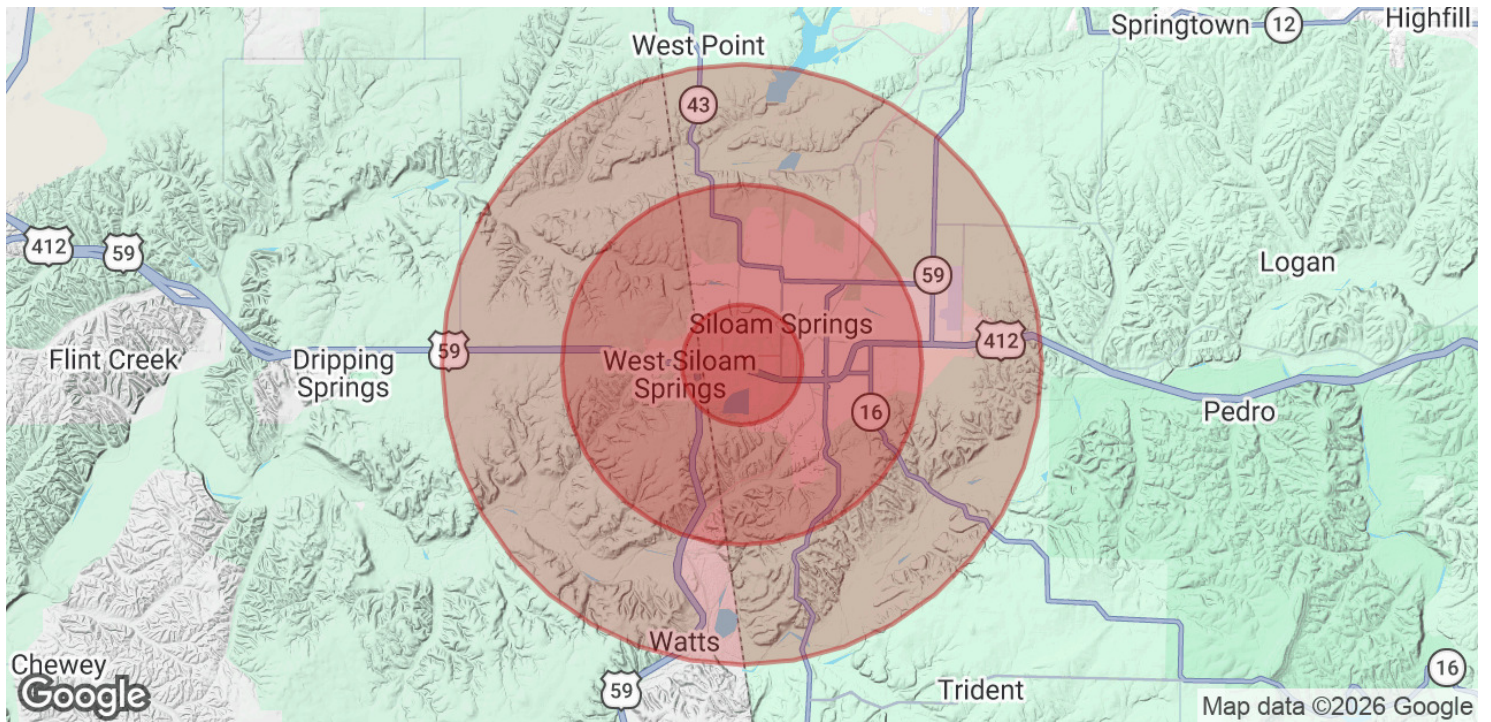
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,864	18,016	23,444
Average Age	31.1	34.4	35.0
Average Age (Male)	30.9	34.4	35.0
Average Age (Female)	31.0	33.8	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,001	6,215	8,160
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$68,162	\$83,470	\$82,711
Average House Value	\$188,429	\$206,182	\$211,268

2023 American Community Survey (ACS)

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