

1,000-2,500 SQFT OF COMMERCIAL RETAIL SPACE FOR LEASE!



HAR-BER CROSSINGS PLAZA

7325 Meeshow Dr., Springdale, AR 72762



SPACE AVAILABLE - HAR-BER CROSSING

7325 Meeshow Dr. - 1,000 - 2,500 sqft.
Suite G-H: 1,000 to 2,500 SF

Type of Lease - Modified Gross, tenant to pay electric and gas in their own name. Plus \$187/mo water/trash fee.

VPD: 35,000

NOTABLE TENANTS:

- Smothie King Drive Thru
- Ivy Nail Bar
- Burn Boot Camp
- Insurance Advantage
- Haven Salon & Spa
- Brand new IHOP with 20 year lease!

OFFERING SUMMARY

| | |
|---------------|-----------------|
| Lease Rate: | \$20.50 - 23.50 |
| Available SF: | 1,000-2,500 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|----------|
| Total Households | 1,039 | 7,358 | 24,608 |
| Total Population | 2,560 | 18,658 | 64,373 |
| Average HH Income | \$118,283 | \$94,663 | \$77,876 |

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.

TIMOTHY SALMONSEN

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

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OUR BUSINESS HERE!

TENANTS INCLUDE

- HAR-BER CROSSINGS
- INSURANCE ADVANTAGE
- LMA FINANCIAL SERVICES
- burn boot camp
- WELLINGTON'S
- VICI
- SUGARINGNYC
- SMOOTHIE KING
- THE Crafty RETREAT

OVER 35,000 VP W. SUNSET AVENUE

SPRINGD WE'RE MAKING IT



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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-------------------------|
| Lease Type: | MG | Lease Term: | 36 months |
| Total Space: | 1,000 - 2,500 SF | Lease Rate: | \$23.50 - \$24.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------------------|-----------|------------------|----------------|---------------|-------------|
| 7325 Meeshow Dr Suite G-H | Available | 1,200 - 2,500 SF | Modified Gross | \$23.50 SF/yr | - |
| 7325 Meeshow Suite G | Available | 1,250 SF | Modified Gross | \$24.00 SF/yr | - |
| 7325 Meeshow Suite H | Available | 1,250 SF | Modified Gross | \$24.00 SF/yr | - |

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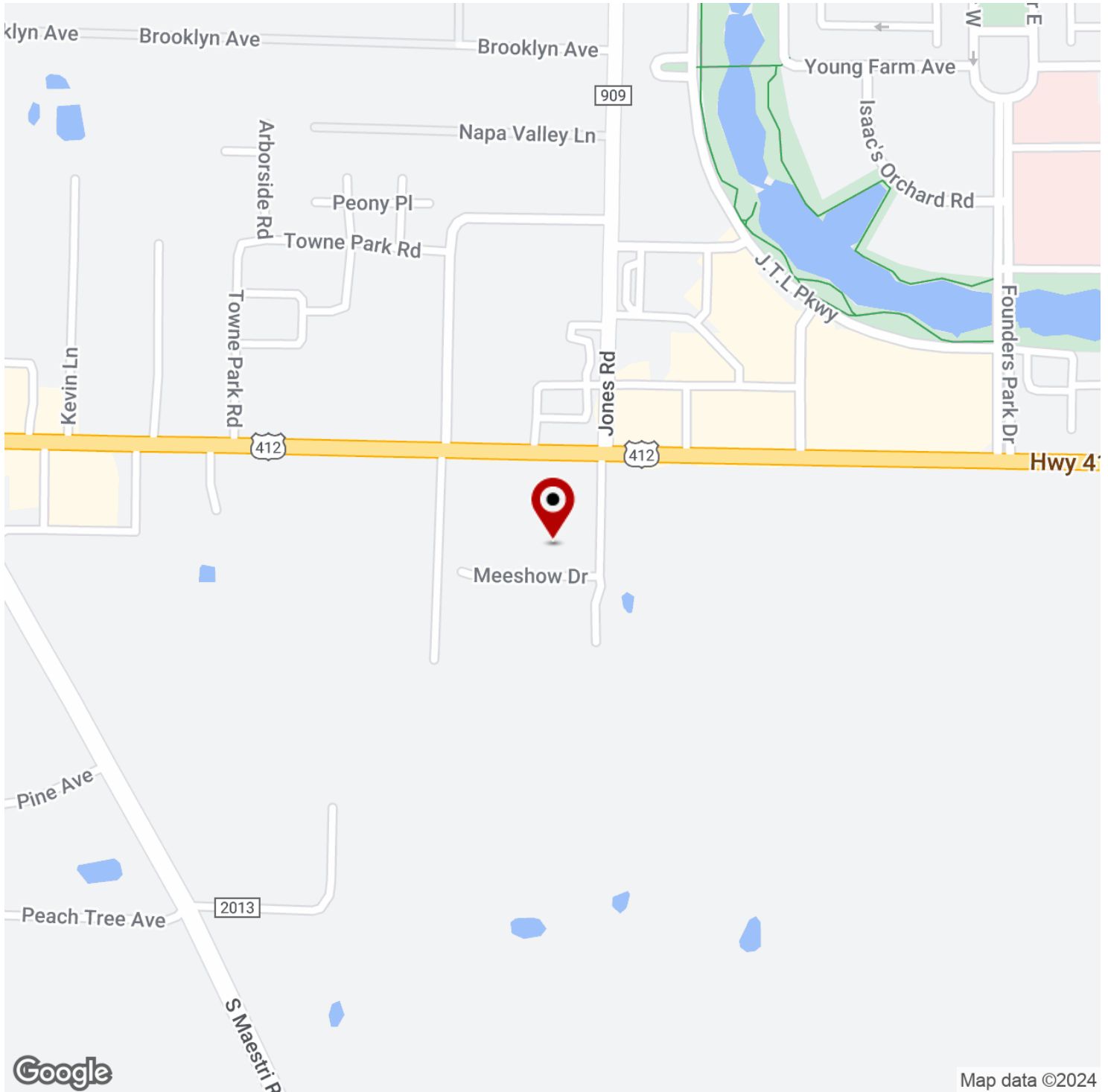
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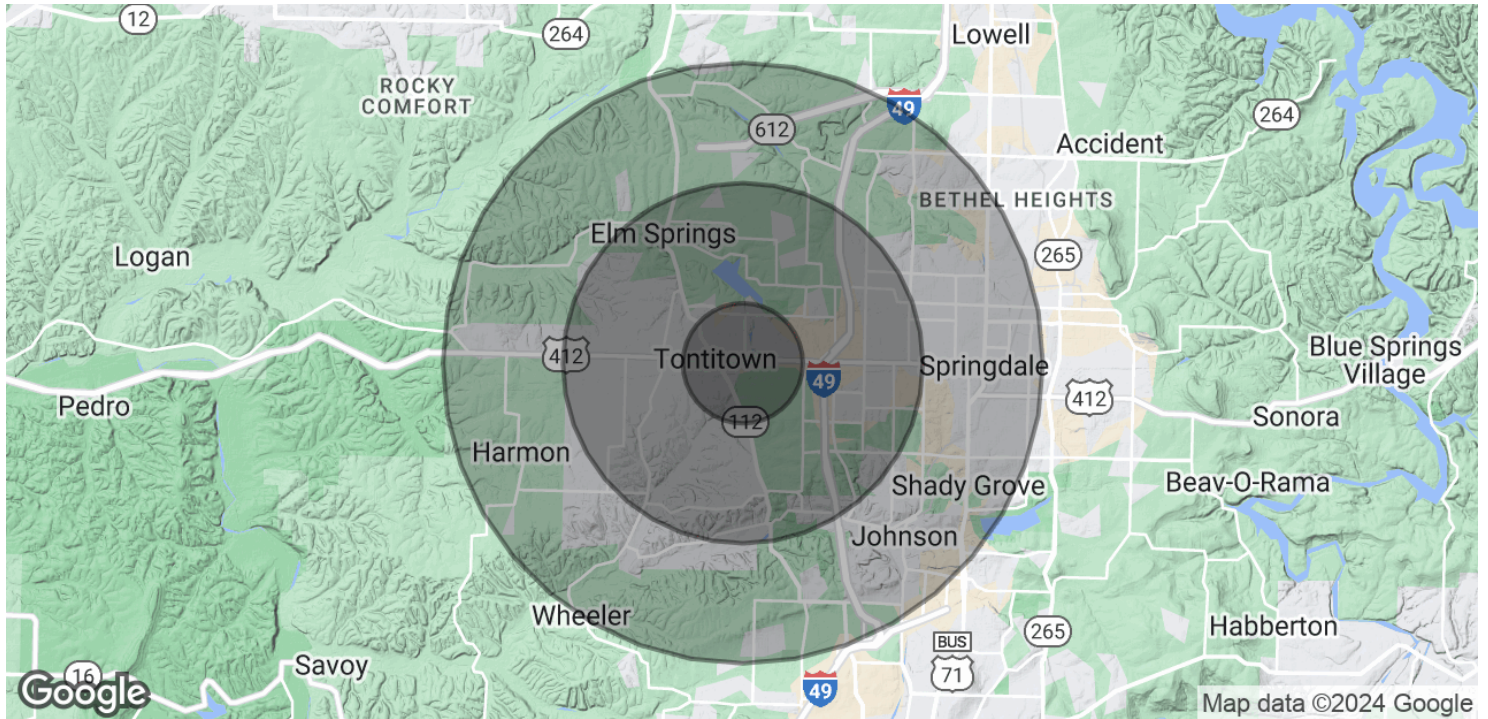
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 2,560 | 18,658 | 64,373 |
| Average Age | 37.6 | 37.9 | 35.6 |
| Average Age (Male) | 37.4 | 36.5 | 35.4 |
| Average Age (Female) | 38.0 | 39.0 | 35.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 1,039 | 7,358 | 24,608 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$118,283 | \$94,663 | \$77,876 |
| Average House Value | \$643,659 | \$304,973 | \$256,726 |

* Demographic data derived from 2020 ACS - US Census

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