

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Prime +/- 23,500 retail building on +/- 1.48 acres available along HWY 412, boasting approx. 29,000 VPD. Situated near high-traffic national retails such as Starbucks, Jiffy Lube, Lowe's, Popeye's, and just 0.5 miles from Walmart Supercenter, this location ensures maximum visibility and convenience. This property features 17 parking spaces, 1 drive-in door (8'x8'), 1 loading dock (8'x8'), a large showroom floor, manager's office, and two private restrooms. Conveniently zoned C-2, and previously used as a furniture store, this versatile property is ideal for retail, warehouse, or mixed-use businesses, offering endless potential in a thriving commercial corridor. Don't miss this rare opportunity to secure a prime location in a bustling area!

PROPERTY HIGHLIGHTS

- +/- 23,524 SF Retail/Warehouse Building
- Sits on +/- 1.48 Acres
- 29,000 VPD on Hwy 412
- Situated in a Thriving Commercial corridor
- Zoned C-2 for Commercial Use

OFFERING SUMMARY

Sale Price:	\$3,999,900
Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	23,524 SF
Building Size:	23,524 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	322	847
Total Population	323	816	2,252
Average HH Income	\$60,491	\$60,554	\$62,292

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

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

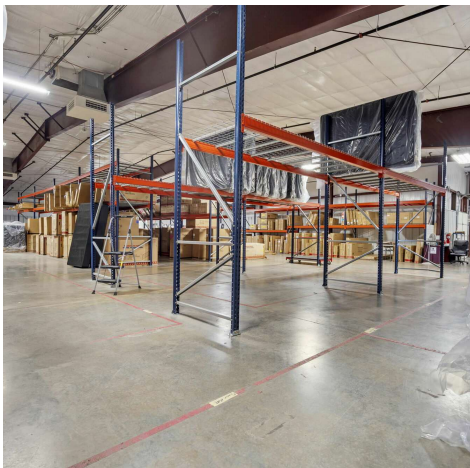
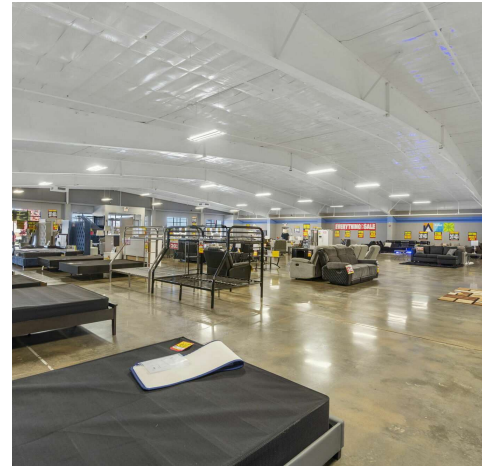
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



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

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

Each Office Independently Owned and Operated salmonsengroup.com

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



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

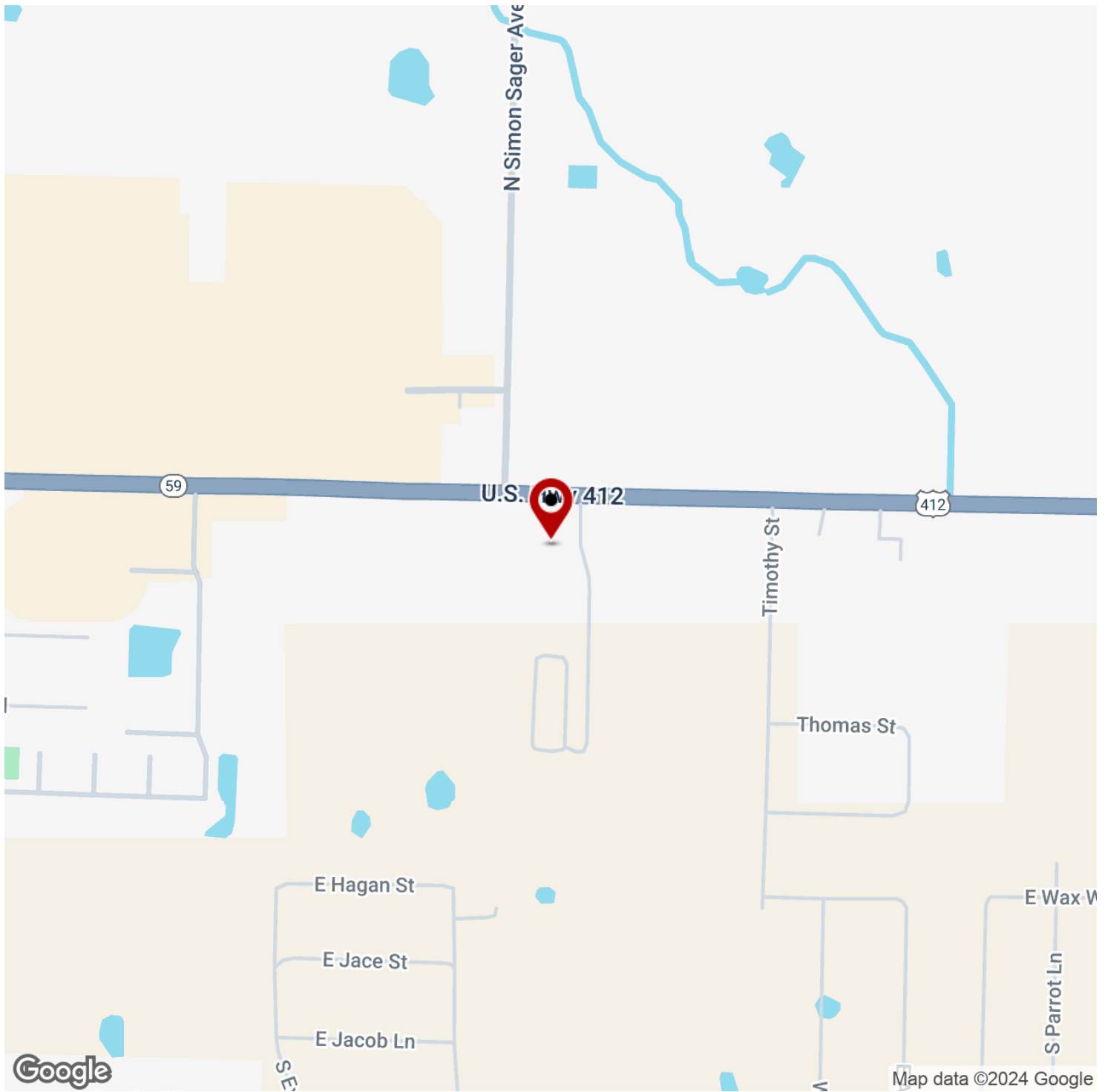
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



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

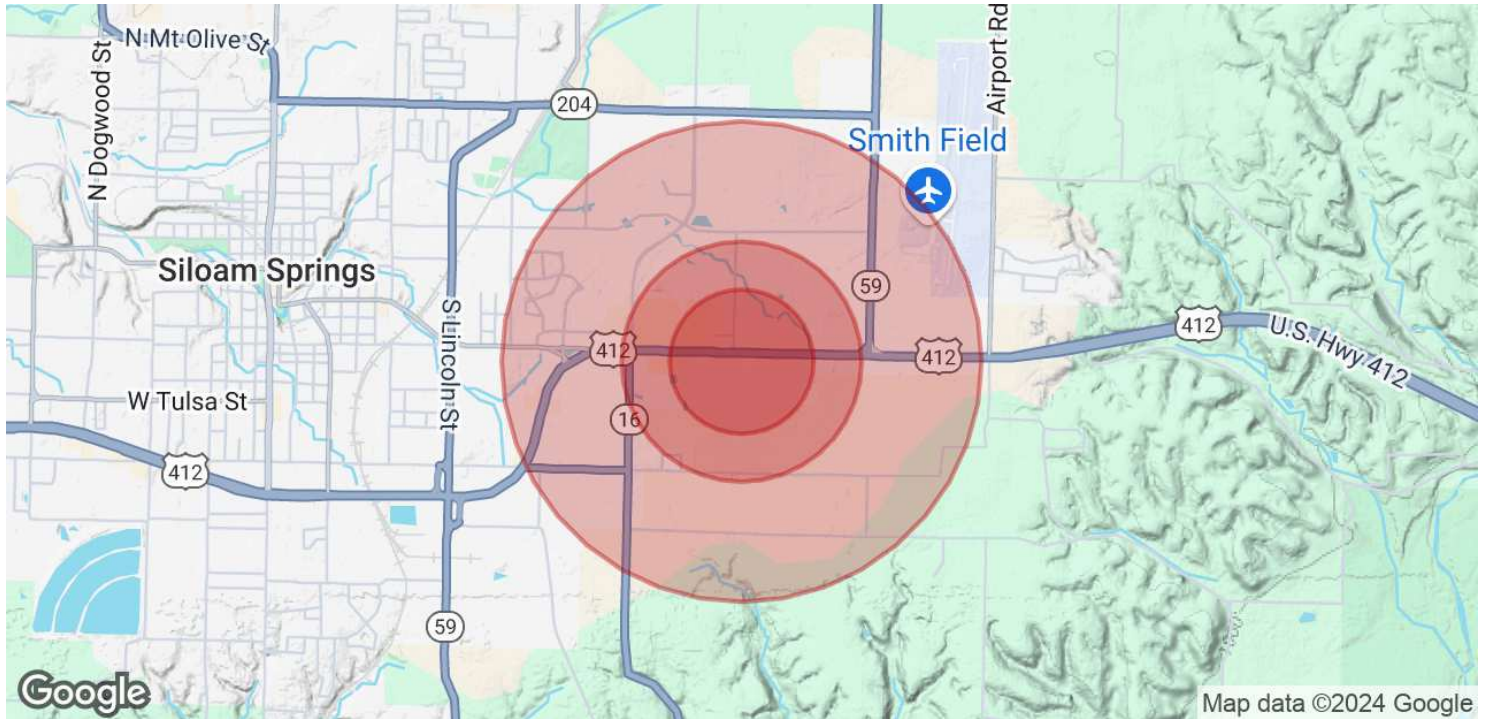
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	323	816	2,252
Average Age	34	34	36
Average Age (Male)	34	34	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	322	847
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$60,491	\$60,554	\$62,292
Average House Value	\$373,511	\$372,307	\$329,511

Demographics data derived from AlphaMap

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
 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

Each Office Independently Owned and Operated salmonsengroup.com