

## PRIME OFFICE SPACES FOR LEASE

# 6801 ISAAC'S ORCHARD ROAD

Springdale, AR 72762



### PROPERTY DESCRIPTION

Four office spaces now available for lease in Springdale, just 1.3 miles from I-49. This building offers convenient amenities including a shared conference room, kitchenette/break room, men's and women's restrooms, and elevator access. Positioned along Harber Lake and just a minute from W Sunset Ave, which see approx. 34,000 VPD, the location is surrounded by poplar businesses such as Harps, Freddy's Frozen Custard, and Tropical Smoothie Cafe. The space is offered on a gross lease with a minimum 1 year term, providing tenants with predictable and simplified costs.

### PROPERTY HIGHLIGHTS

- Two office Spaces Available
- Located just 1.3 Miles from I-49
- Shared Conference Room, Kitchenette, and Restrooms
- Elevator Access
- One Minute to W Sunset Ave (34,000 VPD)

### OFFERING SUMMARY

Lease Rate:	\$725.00 per month (Gross)
Available SF:	130 SF
Building Size:	13,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,677	10,757	27,289
Total Population	4,485	29,674	78,317
Average HH Income	\$144,301	\$106,102	\$95,894

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### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	130 SF	Lease Rate:	\$725.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6801 Isaac's Orchard Suite 100-B	-	1,449 SF	Modified Gross	\$3,140 per month	Tenant pays electric
6801 Isaac's Orchard Suite 207	Available	130 SF	Gross	\$725 per month	-

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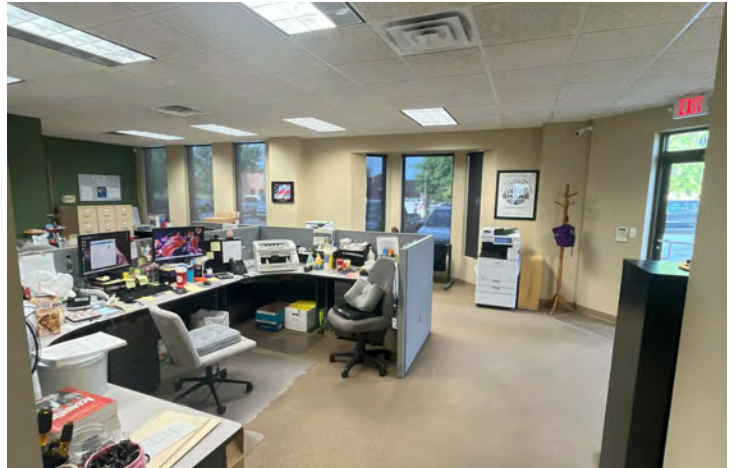
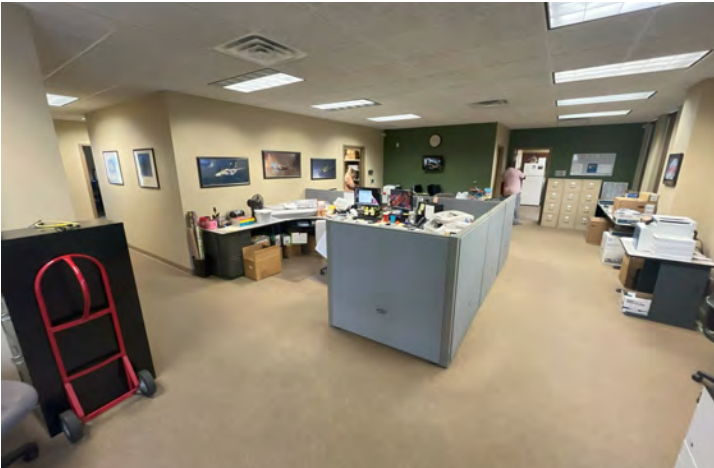
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## OFFICE FOR LEASE

# SUITE 100-B

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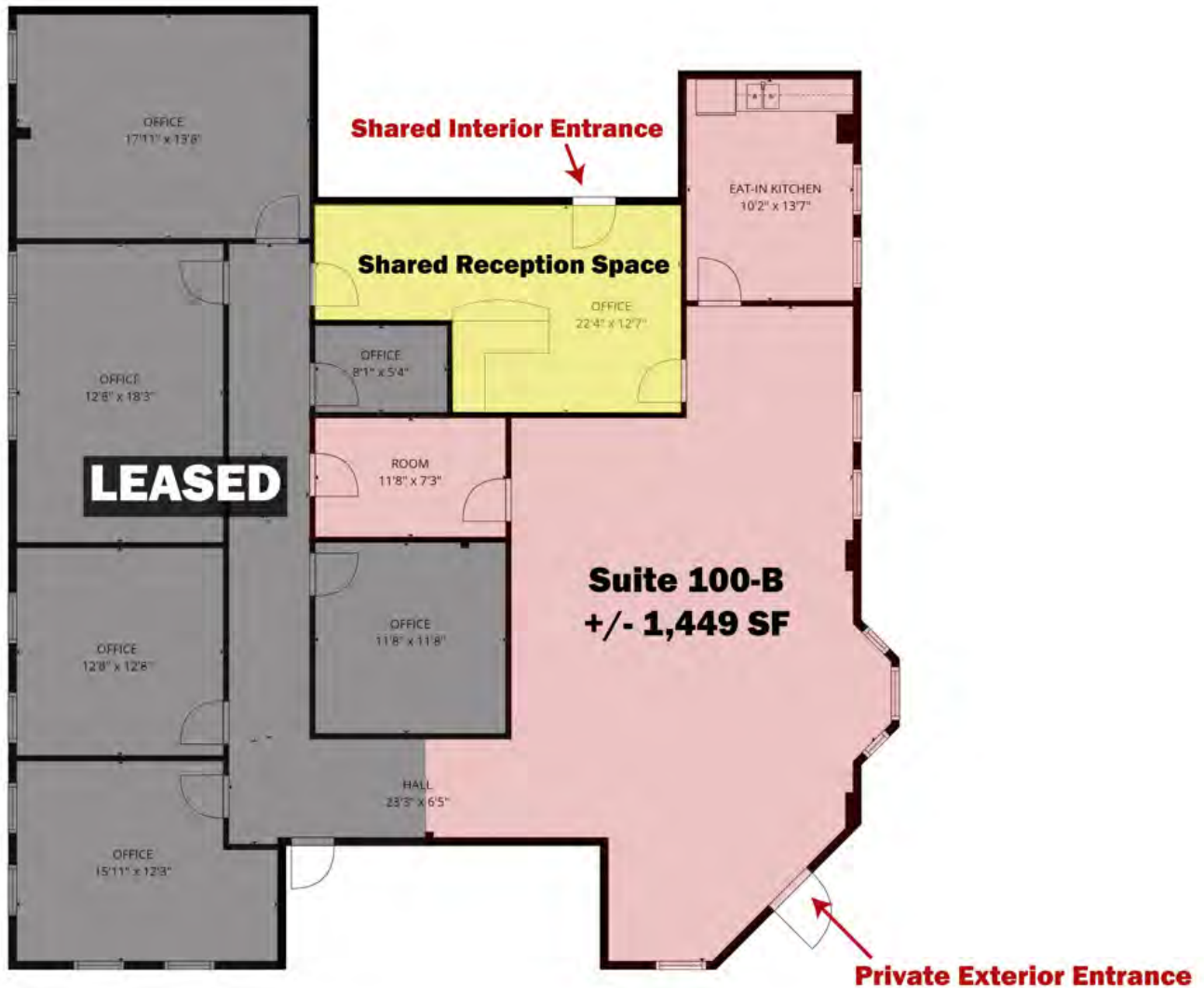
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# SUITE 100-B FLOOR PLAN

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# SUITE 207

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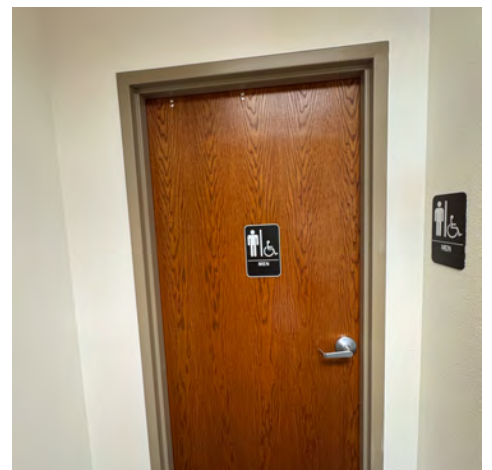
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# COMMON AREAS

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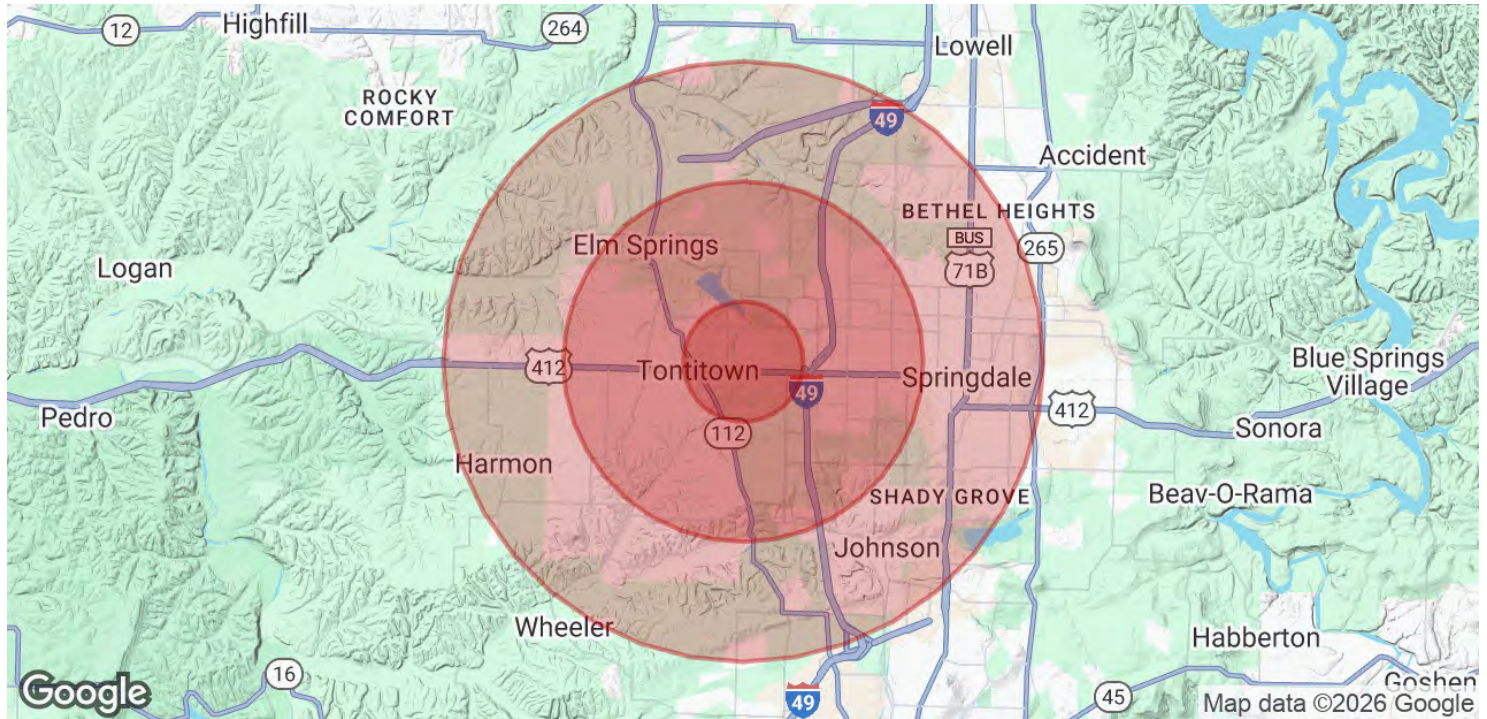
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,485	29,674	78,317
Average Age	40	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,677	10,757	27,289
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$144,301	\$106,102	\$95,894
Average House Value	\$418,153	\$360,585	\$331,466

Demographics data derived from AlphaMap

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