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# RESTAURANT/RETAIL SPACE FOR SUBLEASE

## 1345 E Henri De Tonti Blvd, Springdale, AR



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## Property Understanding

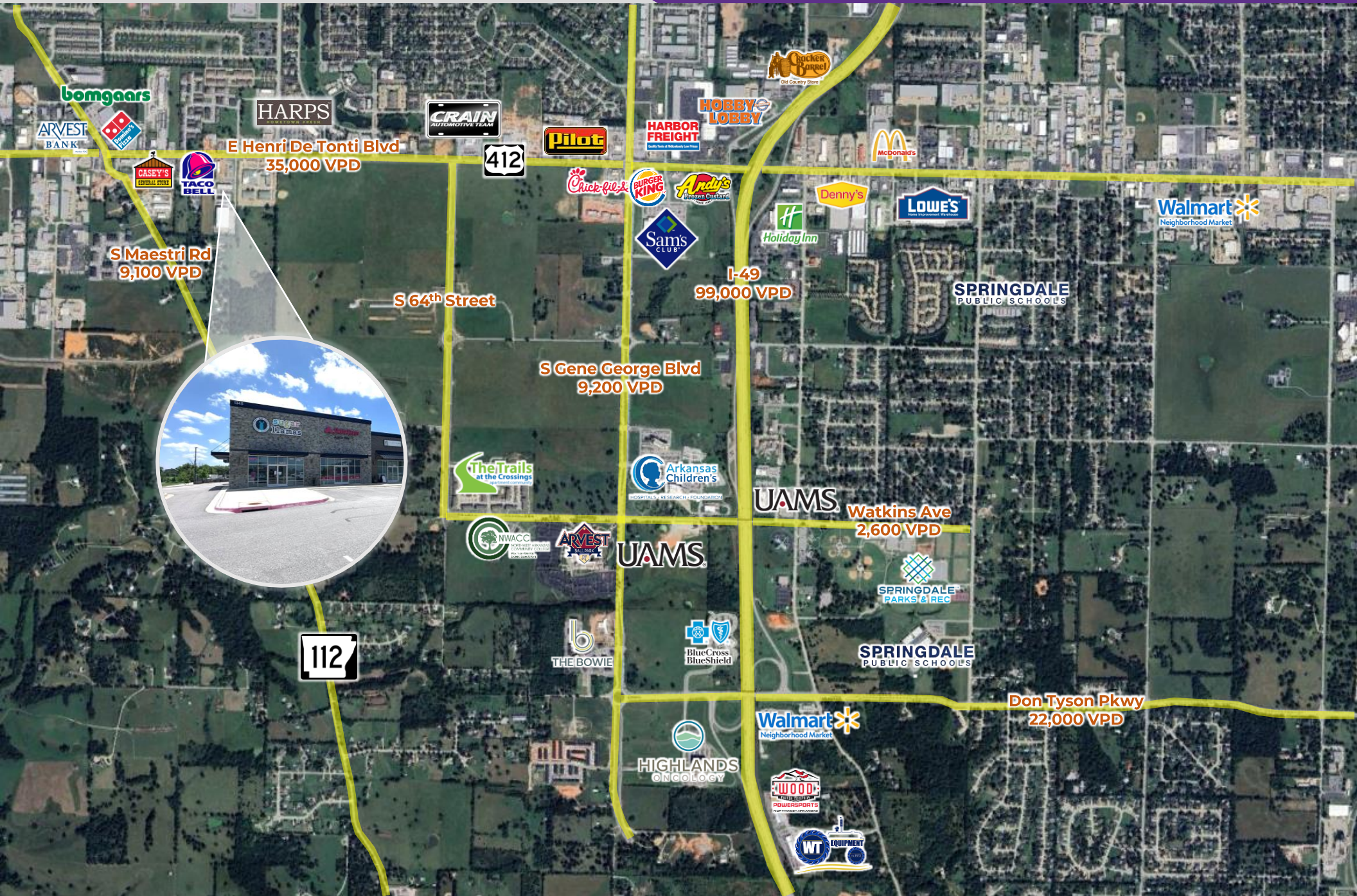
### OVERVIEW

<b>Offering</b>	For Sublease
<b>Sublease Rate</b>	\$3,800/Month
<b>Address</b>	1345 E Henri De Tonti Blvd
<b>City/State</b>	Springdale, AR 72762
<b>Property Type</b>	Restaurant/Retail
<b>Available Space</b>	Suite A – ±1,589 SF
<b>Traffic Counts</b>	<ul style="list-style-type: none"><li>○ E Henri De Tonti Blvd – 35,000 VPD</li><li>○ Hwy 112/S Maestri Rd – 9,100 VPD</li></ul>

### PROPERTY HIGHLIGHTS

- Former donut/coffee/ice cream shop with drive-thru
- The space is equipped with counters, granite countertops and hanging lights
- 3-compartment sink, vent hood, and freezer/refrigerator are negotiable
- Co-tenants include State Farm Insurance, Curated Health, Little Caesars, Envy Apparel, Project Lean Nation, and Activate IV and Cryotherapy
- High visibility location along E Henri De Tonti Blvd (35,000 VPD)
- 1.4 miles to I-49 (99,000 VPD)







## Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7<sup>th</sup> in the country for job growth annually and is the 6<sup>th</sup> fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home to the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	26,663	79,423	279,496
<b>Households</b>	9,686	28,025	103,005
<b>Average Age</b>	38.3	36.9	35.3
<b>Average Household Income</b>	\$117,626	\$105,114	\$107,278
<b>Businesses</b>	899	2,542	8,112

*\*Demographic details based on property location*

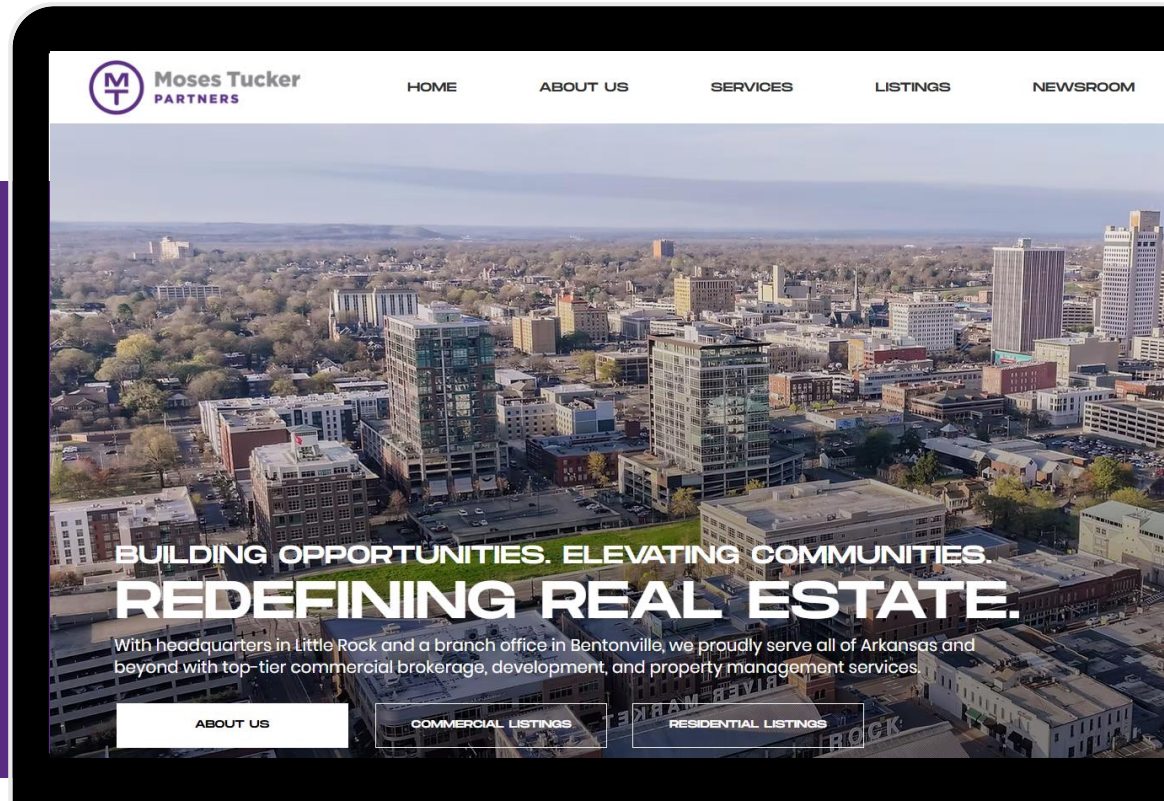
# CONNECT

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