

+/- 1,400 SF OFFICE/MEDICAL FOR LEASE



2111 S OLD MISSOURI RD

Springdale, AR 72764



PROPERTY DESCRIPTION

Now available in one of Springdale's busiest commercial corridors, this +/- 1,400 SF office/medical suite available for lease at the intersection of S Old Missouri Rd and E Robinson Ave, benefiting from a combined traffic count of approx. 49,000 VPD. Located within an established retail center anchored by Subway, H&R Block, and River Dental, this property offers excellent visibility, accessibility, and convenience. The center features two points of ingress and egress, providing easy access for both customers and employees. Surrounded by retail, service, and recreational destinations including McDonald's, Maverik, Springdale Municipal Airport, and Ozark Climbing Gym, the property is positioned within a thriving commercial trade area. Additional nearby amenities include Walmart Neighborhood Market, Harp's Food Stores, and Walgreens, all located within two miles. This versatile space is ideal for medical, professional office, wellness, or service oriented users seeking a prominent Springdale location.

PROPERTY HIGHLIGHTS

- +/- 1,400 SF office/medical suite
- 49,000 VPD combined traffic count
- Excellent visibility, accessibility, and customer convenience
- Two points of ingress and egress

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	1,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,173	20,099	37,713
Total Population	12,653	59,765	105,707
Average HH Income	\$80,484	\$85,363	\$99,869

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

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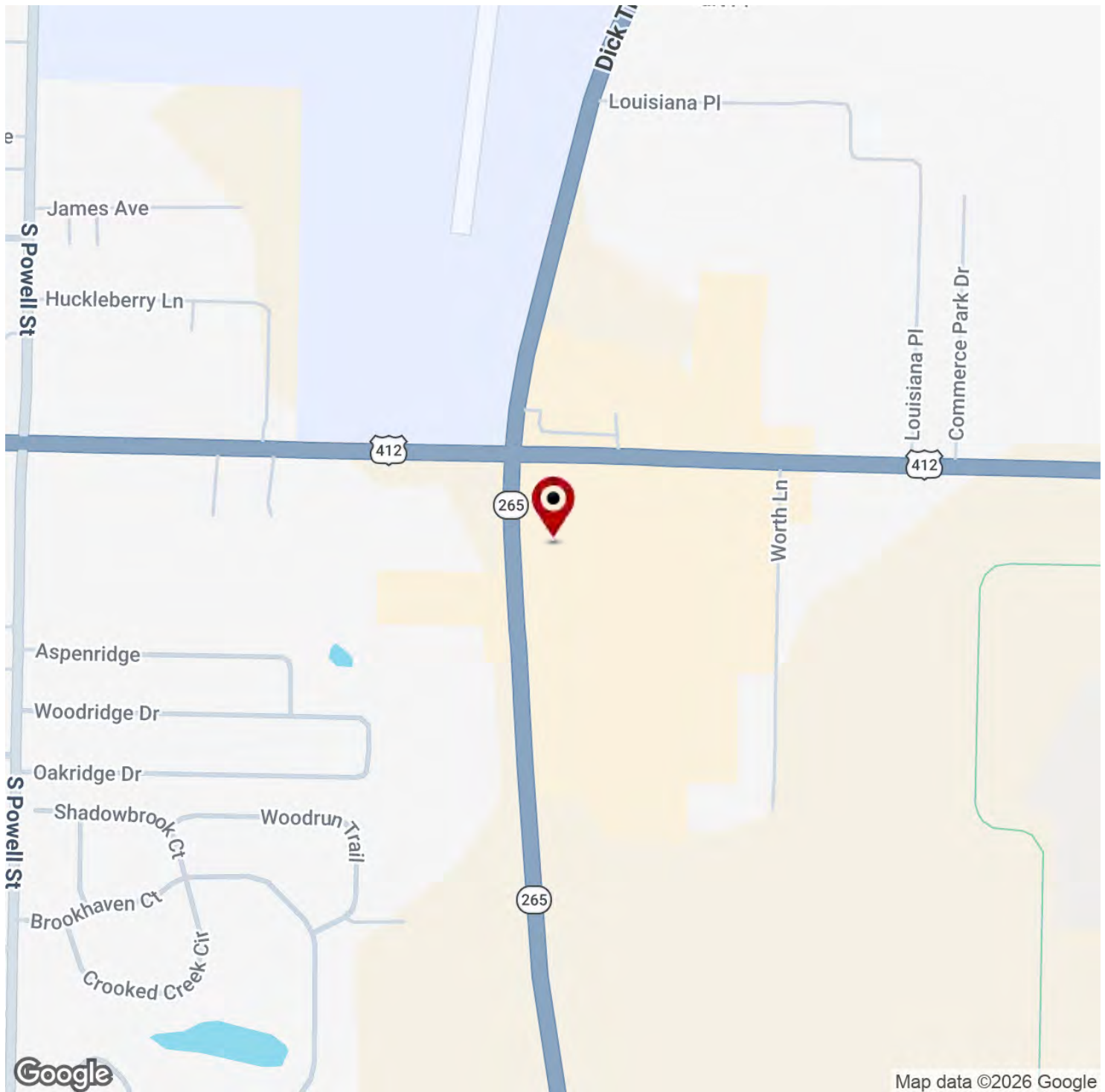
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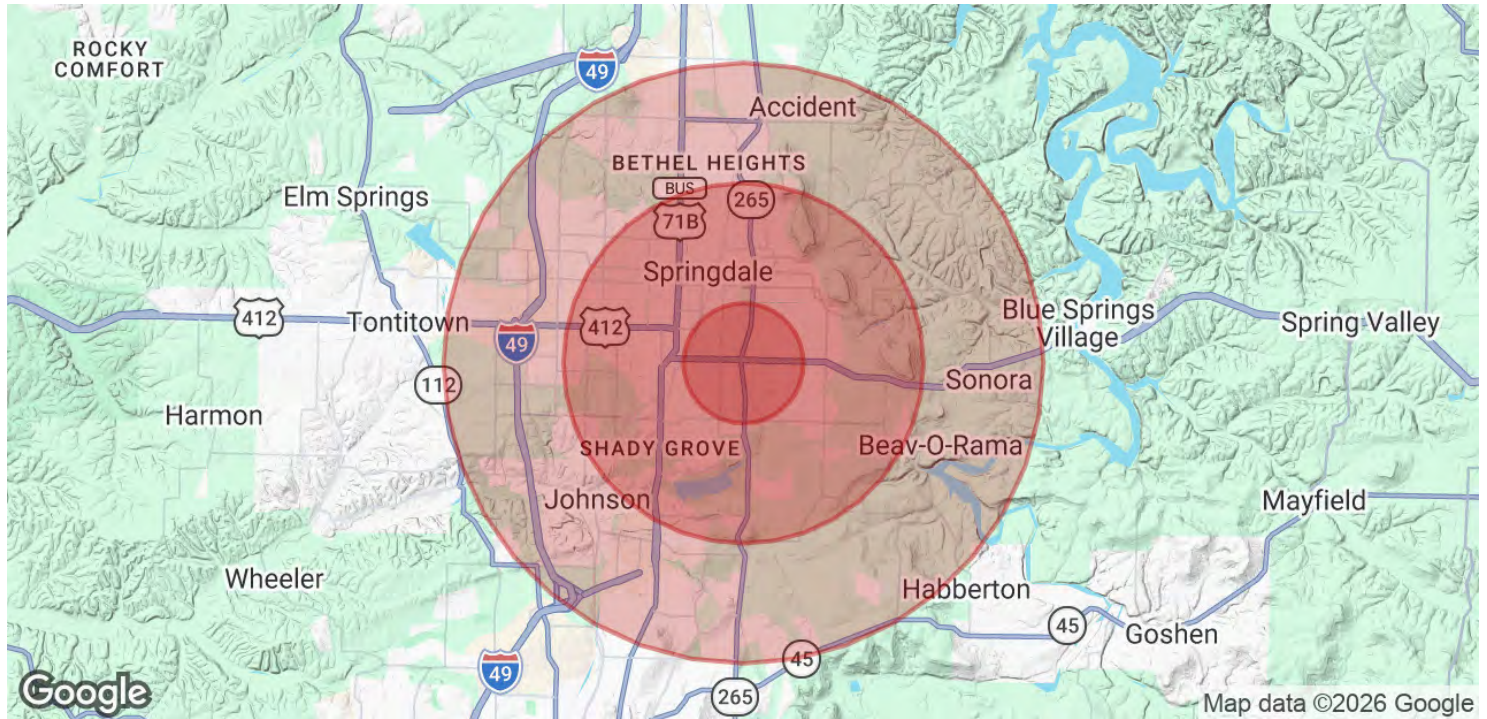
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,653	59,765	105,707
Average Age	30.5	32.7	34.5
Average Age (Male)	34.0	32.5	33.2
Average Age (Female)	28.8	32.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	20,099	37,713
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$80,484	\$85,363	\$99,869
Average House Value	\$193,899	\$222,475	\$295,758

2023 American Community Survey (ACS)

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