

+/-1,600 SF OFFICE SPACE FOR LEASE

5204 S THOMPSON ST

Springdale, AR 72764



PROPERTY DESCRIPTION

Brand new paint, brand new flooring, new plumbing fixtures in this turnkey space ready to go for a new tenant. This +/- 1,600 SF office space is ideally situated just off S Thompson St, a high-traffic area with approx. 35,000 VPD. The layout includes a welcoming reception area, a versatile conference room or open workspace, two private offices, another large room that could be an office or an additional meeting room, a breakroom with a kitchenette, and two private restrooms. Additionally, the suite offers three separate entry/exit doors for convenience. Located just 2 miles from the Northwest Arkansas Mall and approx. 3.5 miles from I-49, this space provides excellent accessibility. It is available under a NNN lease structure with a minimum 3 year term, and tenant is responsible for any separately metered utilities in their name. Don't miss out on this opportunity in a high-traffic and accessible location!

PROPERTY HIGHLIGHTS

- +/- 1,600 SF Office Space
- High Visibility and Traffic Area
- Ample Parking for Customers and Employees

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OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	1,572 SF
Building Size:	8,330 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,742	21,851	51,036
Total Population	6,155	54,702	136,105
Average HH Income	\$83,910	\$91,156	\$93,335

SALMONSEN GROUP

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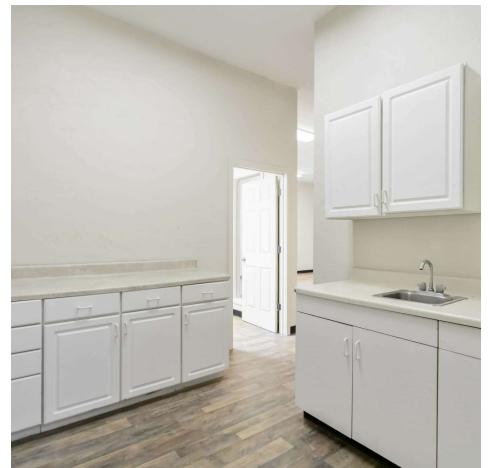
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5204 S THOMPSON ST SUITE D PHOTOS

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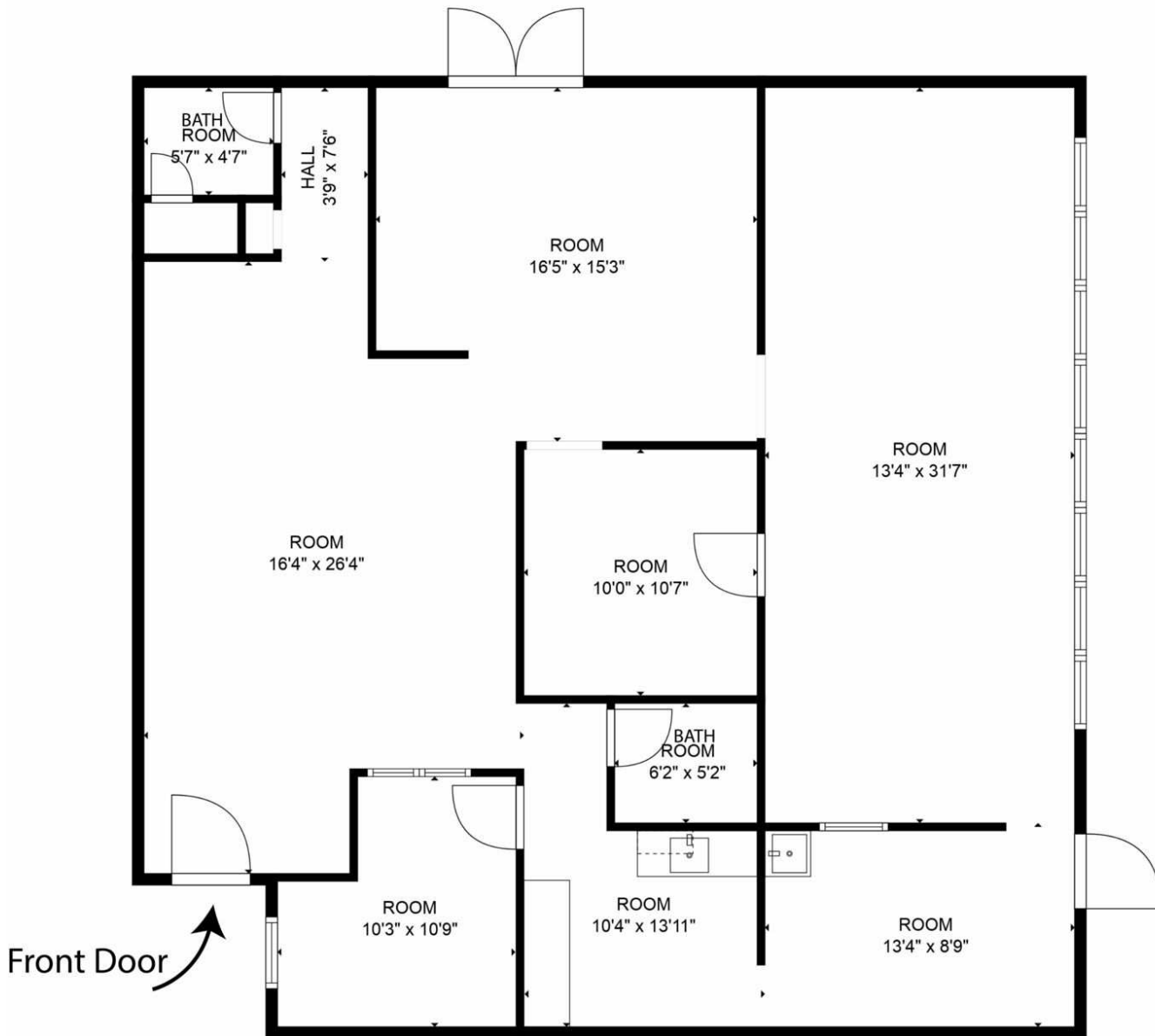
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5204 S THOMPSON ST SUITE D FLOOR PLAN

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+/- 1,600 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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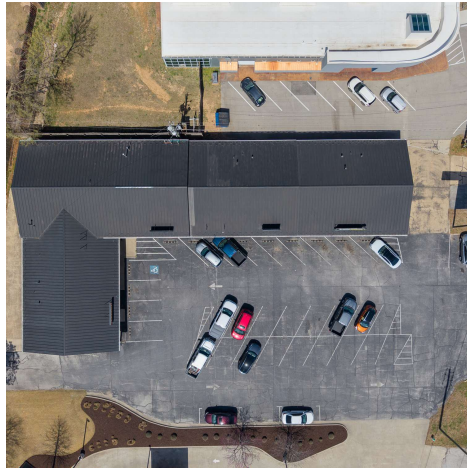
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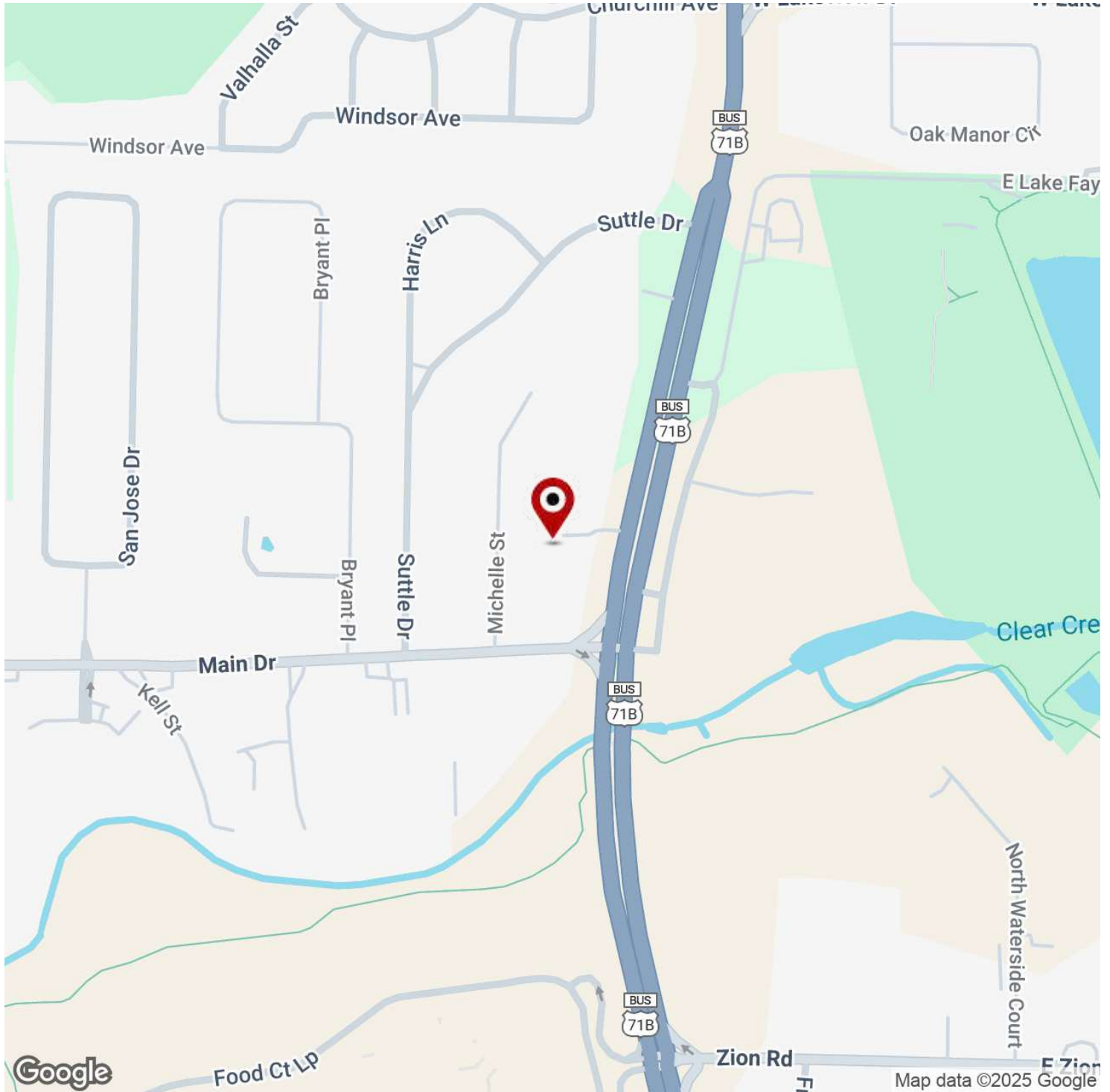
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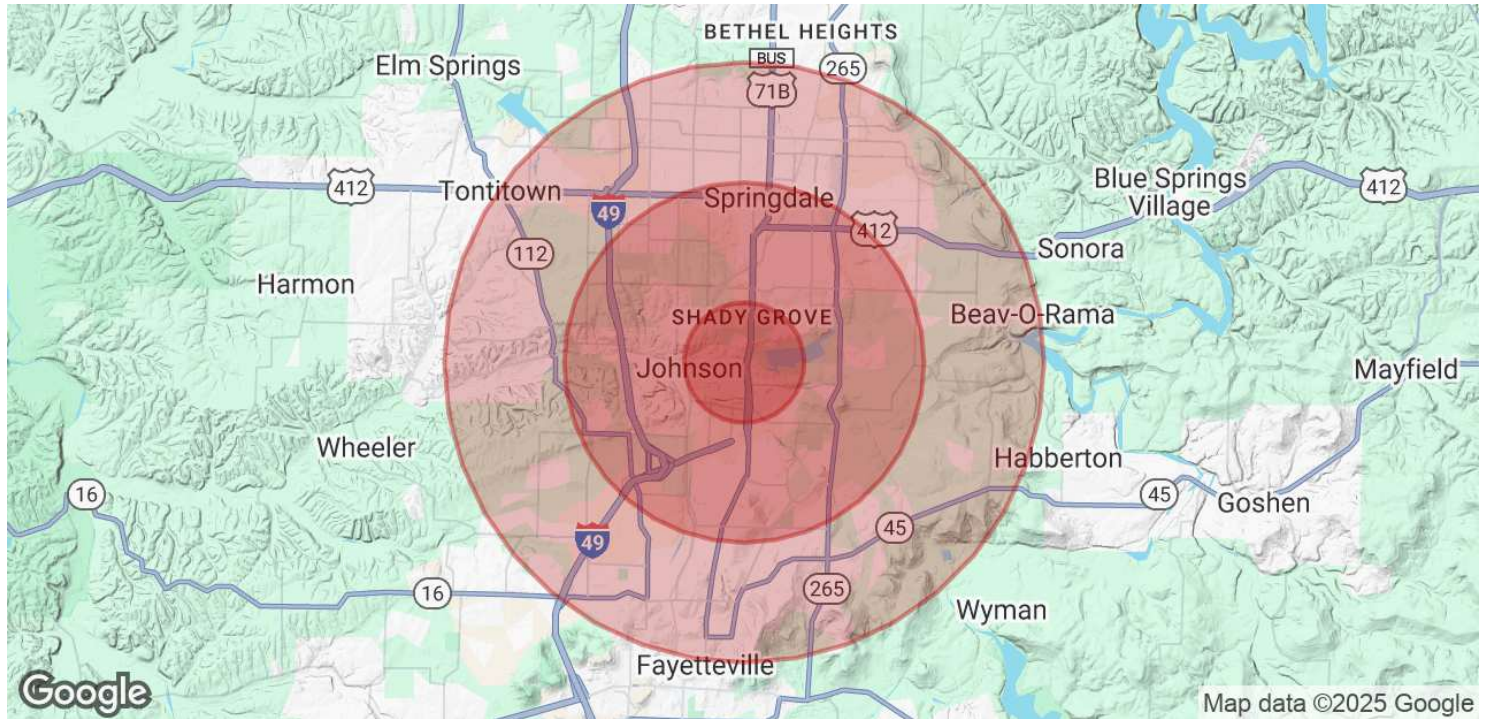
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,155	54,702	136,105
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,742	21,851	51,036
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$83,910	\$91,156	\$93,335
Average House Value	\$451,279	\$344,750	\$330,807

Demographics data derived from AlphaMap

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