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WAREHOUSE/OFFICE SPACE FOR LEASE

3560 Wagon Wheel Rd, Springdale, AR



CONTACT US TODAY

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Property Understanding

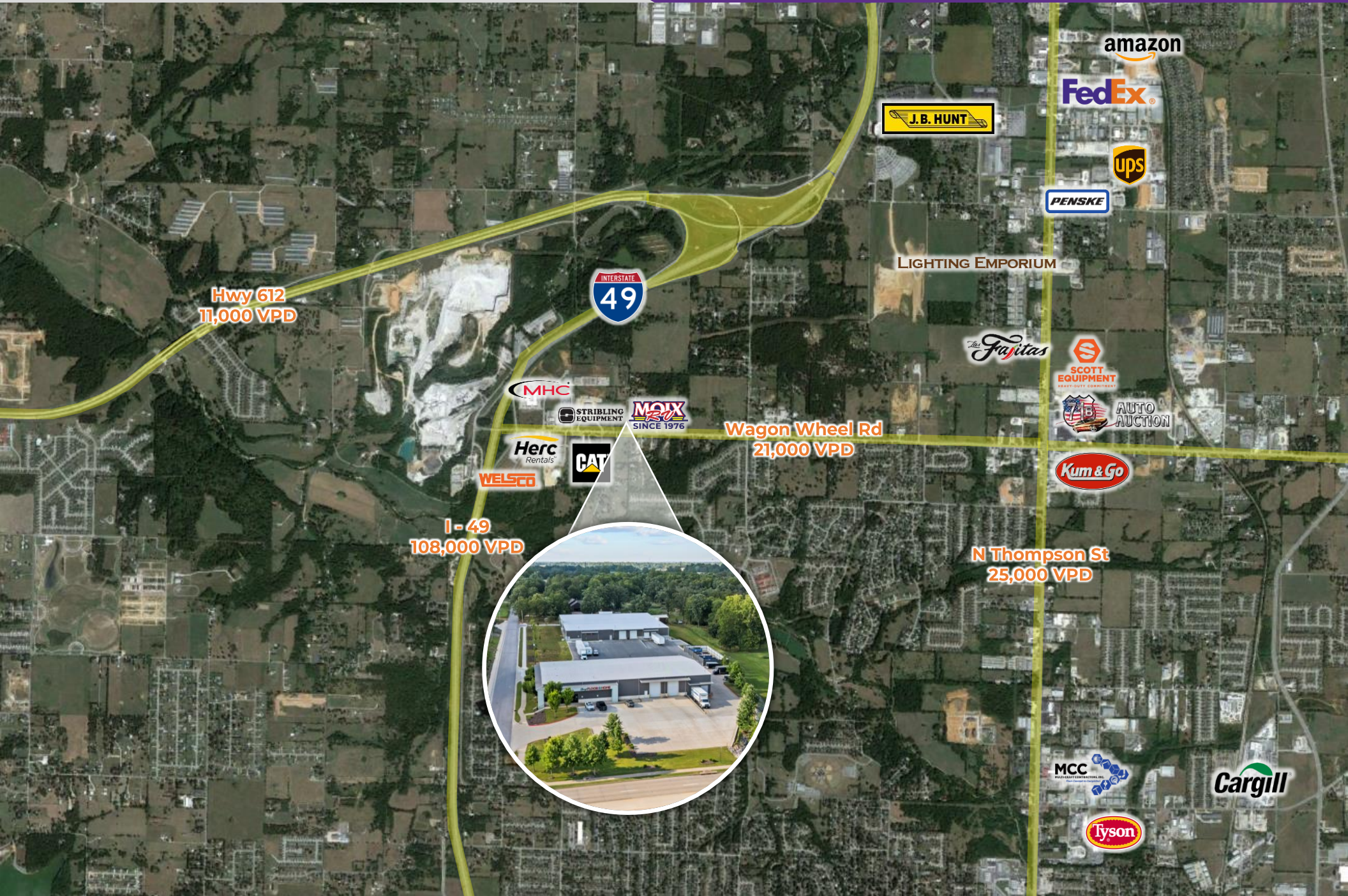
OVERVIEW

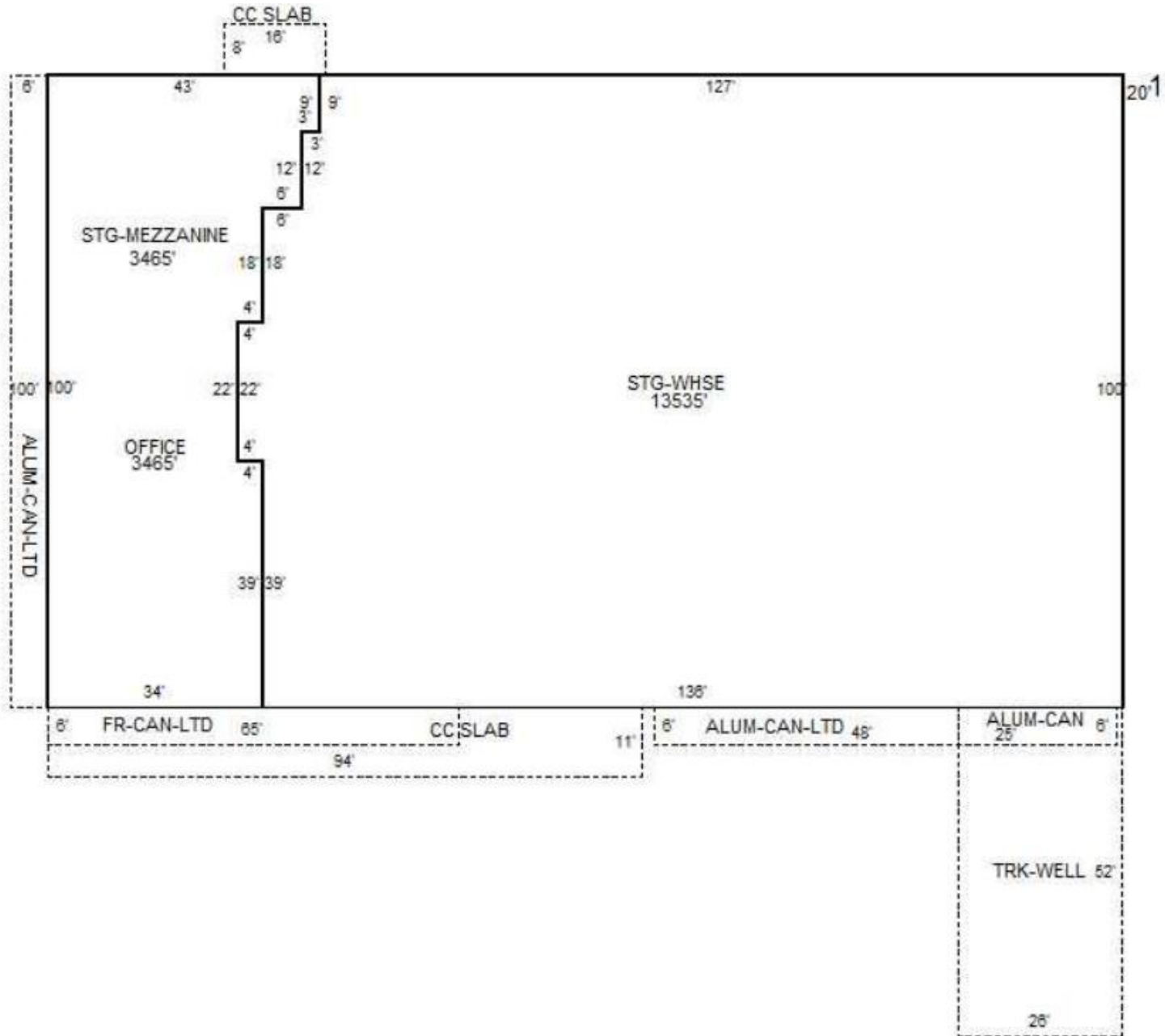
Offering	For Lease
Address	3560 Wagon Wheel Rd
City/State	Springdale, AR 72762
Lease Rate & Type	\$12.75/SF NNN (\$1.50/SF)
Property Type	Warehouse/Office
Office Space	±3,700 SF
Warehouse Space	±13,300 SF
Building Size	±17,000 SF
Year Built	2018
Traffic Counts	<ul style="list-style-type: none">○ Wagon Wheel Rd – 21,000 VPD○ I-49 – 108,000 VPD○ N Thompson St – 25,000 VPD

PROPERTY HIGHLIGHTS

- Warehouse space with 2 drive in doors and 2 loading docks
- Office space with lobby, offices, conference room and breakroom
- Great central location for all of Northwest Arkansas
- 0.7 miles to I-49 (108,000 VPD) with easy access
- 1.7 miles to N Thompson St/Hwy 71B (25,000 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 7th in the country for job growth annually and is the 6th 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 of the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

41,174

107,706

295,684

Households

13,214

35,910

107,490

Average Age

35.6

35.2

35.7

Average Household Income

\$98,697

\$108,827

\$106,251

Businesses

926

2,959

9,251

**Demographic details based on property location*

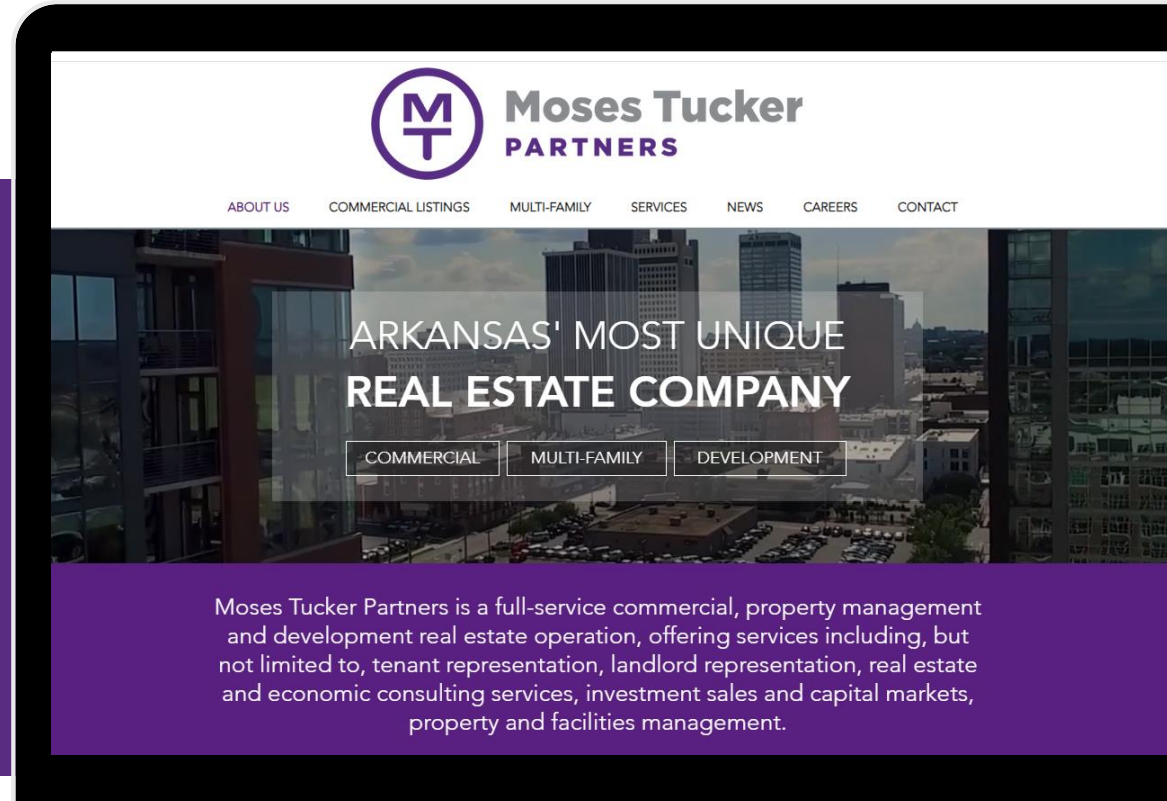
CONNECT

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