



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



1391 PLAZA PLACE SPRINGDALE, AR 72764

OFFERING SUMMARY

Sale Price:	\$799,900
Building Size:	3,620 SF
Lot Size:	.36 Acres
Cap Rate	6.15%

PROPERTY HIGHLIGHTS

- 100% occupied - 55% of Building NNN
- Multi-tenant office space - 3 total suites
- 10 total offices - 2 conference rooms
- 425 sf of storage with overhead door
- Reception & break room for each suite
- New roof in 2022

PROPERTY OVERVIEW

Multi-tenant building for sale. Nicely finished out. All three suites fully leased. Great value add investment property with the potential for lease rate improvements. Great location just off Hwy 412 in Springdale with easy access to I-49!



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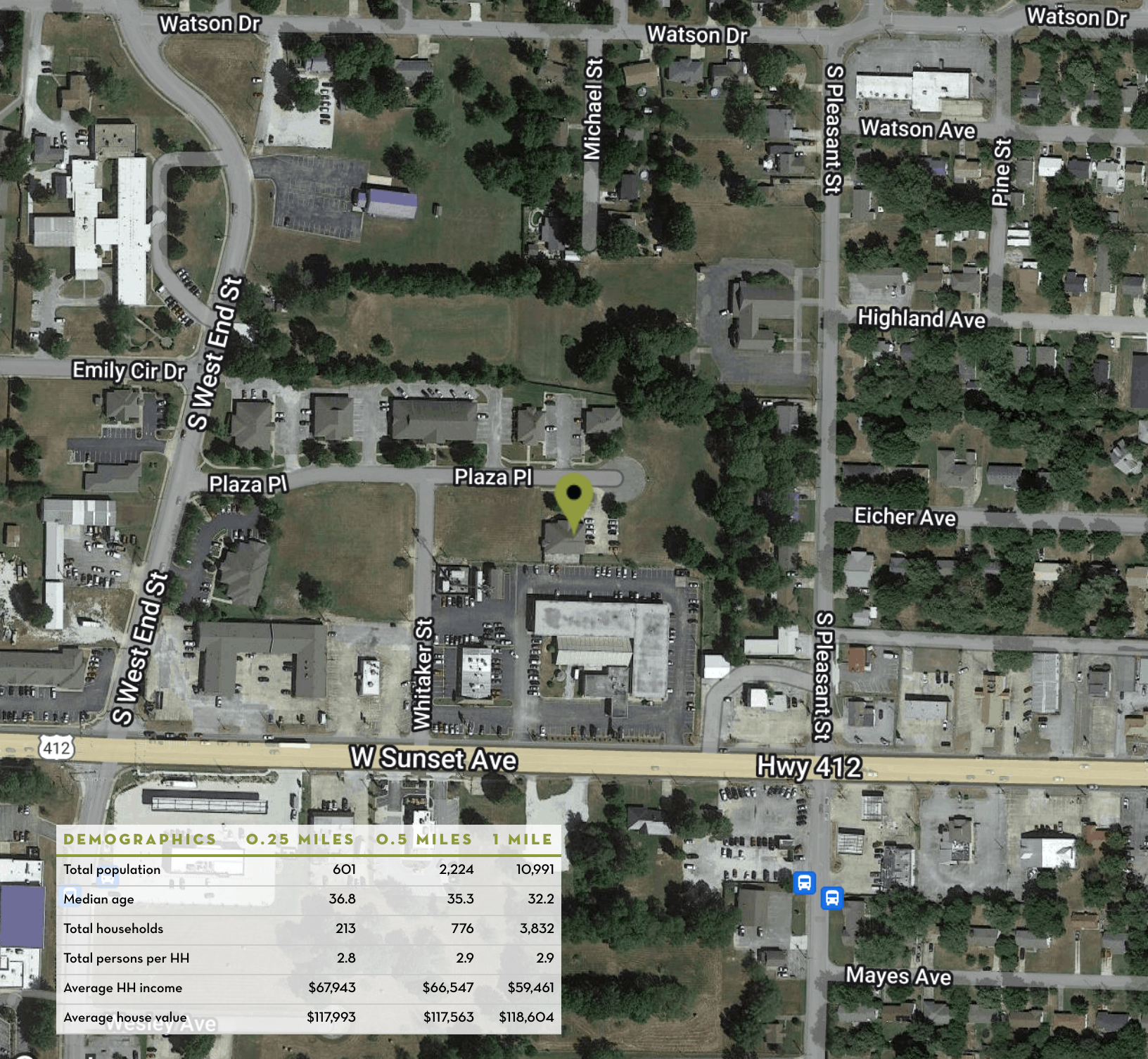
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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	601	2,224	10,991
Median age	36.8	35.3	32.2
Total households	213	776	3,832
Total persons per HH	2.8	2.9	2.9
Average HH income	\$67,943	\$66,547	\$59,461
Average house value	\$117,993	\$117,563	\$118,604

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM