



**THE CROSSINGS**

5653 Gateway Avenue & 5761 W Sunset Avenue  
SPRINGDALE, AR

**Colliers**



# FINAL SPACES NOW LEASING

New Class A Retail Development

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New Class A Retail Development | For Lease



40,000+ VPD

W. SUNSET AVE. / HWY 412



GENE GEORGE BLVD.

NORTHGATE ST.

Detention Pond

GATEWAY BLVD.

## CURRENT TENANTS



RADIANT  
EYE CARE



## AVAILABLE SPACE: 1,392 - 5,924 SF

Two newly developed phases of a premier mixed-use center, offering retail, dining, office, and entertainment space.

## THE CROSSINGS | PREMIER LOCATION

### Final Phase Complete

- Anchored by Chick-fil-A and Chipotle at the highly visible corner of Highway 412 (W Sunset Avenue) & Gene George Blvd
- Close proximity to Sam's Club, Walmart, immediate access to I-49, Don Tyson Parkway, Tontitown, and Siloam Springs
- Located within Springdale's expanding medical and business corridor, adjacent to:
  - Children's Center for Health & Wellness
  - Highlands Oncology
  - Arkansas Children's Hospital
  - Arkansas Blue Cross Blue Shield regional HQ
  - UAMS Sports & Orthopedic Medicine (185,000 SF, under construction)



## Leasing Plans | Phase 2

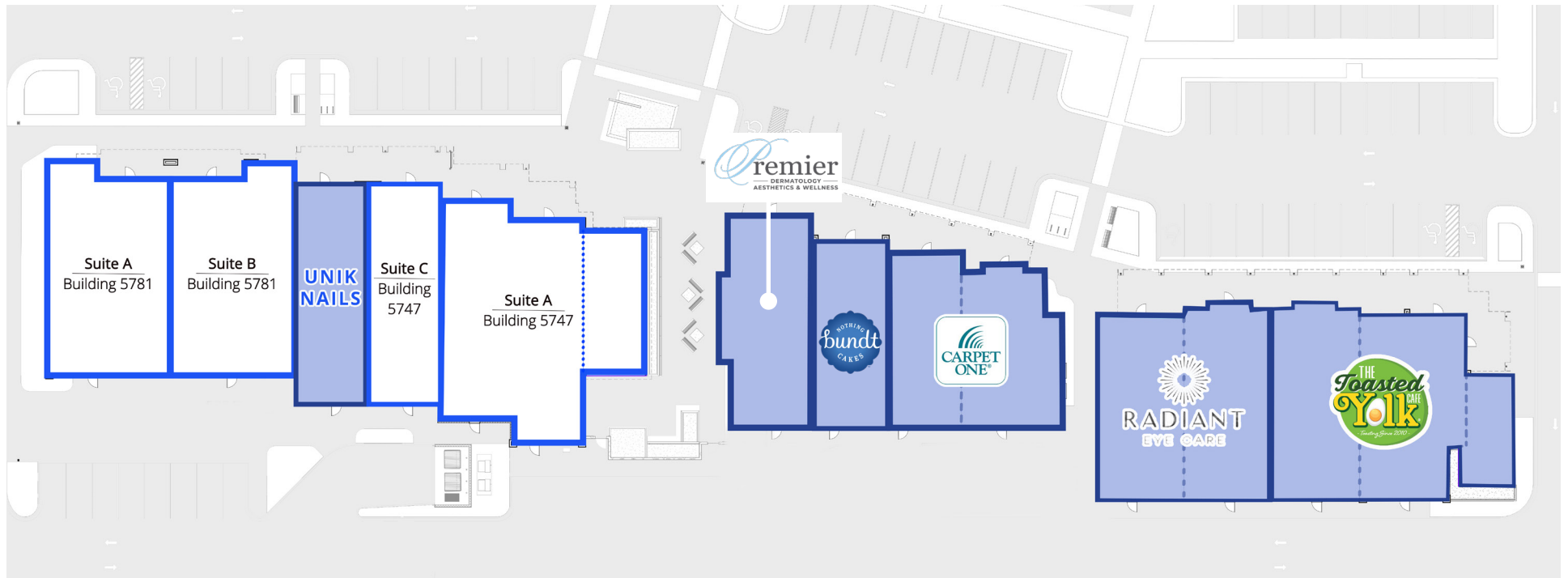
# \$34.00 PSF NNN

| Building 5781 | SF    |
|---------------|-------|
| Suite A       | 2,966 |
| Suite B       | 2,958 |
| Total         | 5,924 |

| Building 5747 | SF    |
|---------------|-------|
| Suite A & B*  | 3,796 |
| *Patio Space  | 1,056 |
| Suite C       | 1,880 |
| Unik Nails    | 1,879 |
| Total         | 7,555 |

| Building 5691       | SF    |
|---------------------|-------|
| Carpet One          | 3,274 |
| Nothing Bundt Cakes | 1,659 |
| Premier Aesthetics  | 2,051 |
| Total               | 6,984 |

| Building 5653    | SF    |
|------------------|-------|
| Toasted Yolk     | 4,842 |
| Radiant Eye Care | 3,879 |
| Total            | 8,721 |



New Class A Retail Development | For Lease



## Leasing Plans | Phase 3

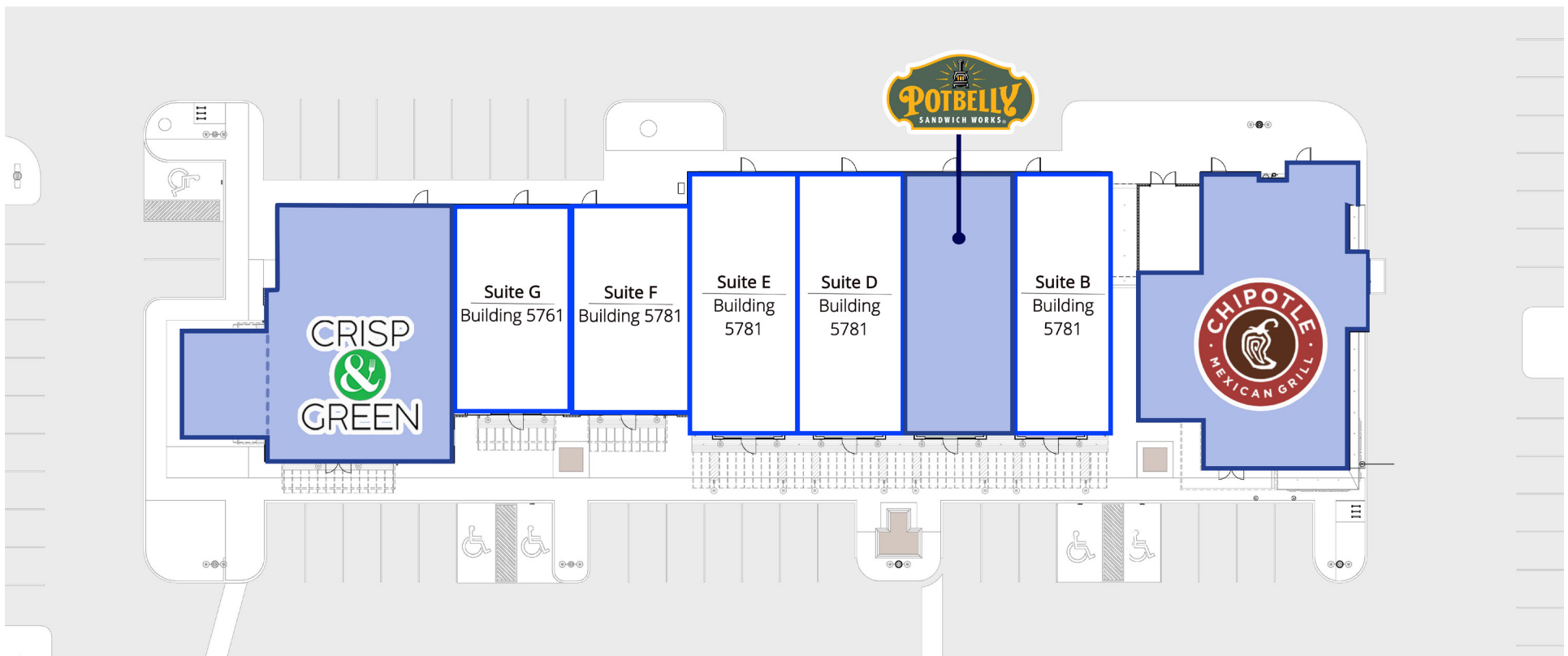
# \$38.00 PSF NNN

| Suite #  | SF    |
|----------|-------|
| Chipotle | 2,492 |
| Suite B  | 1,540 |
| Total    | 4,032 |

| Suite #  | SF    |
|----------|-------|
| Potbelly | 1,510 |
| Suite D  | 1,510 |
| Total    | 3,020 |

| Suite # | SF    |
|---------|-------|
| Suite E | 1,524 |
| Suite F | 1,407 |
| Total   | 2,931 |

| Suite #       | SF    |
|---------------|-------|
| Suite G       | 1,392 |
| Crisp & Green | 2,557 |
| Total         | 3,949 |



New Class A Retail Development | For Lease



# Market Overview

## SPRINGDALE | AR

Springdale is one of the fastest-growing markets in Northwest Arkansas, anchored by major employers like Tyson Foods, Walmart, George's Inc., and J.B. Hunt, plus a wave of new development including a 185,000-SF UAMS Sports & Orthopedic Medicine building and Arkansas Children's Hospital.

Many Fortune 500 companies have also migrated offices to the region to be close to Walmart, several signing sizable office leases. With 560,000+ residents and 627,000+ annual visitors regionwide, retailers gain access to a growing, high-income customer base with strong daily traffic.

## REASONS RETAILERS CHOOSE SPRINGDALE



### GROWING POPULATION

Population projections point to continued growth, with the city expanding 3.9% between the 2020 Census and mid-2025.



### STRONG EMPLOYMENT BASE

Anchored by major employers like Tyson Foods, Walmart, George's Inc., and J.B. Hunt.



### EXPANDING MEDICAL MILE

Arkansas Children's Hospital, Highlands Oncology, and the 185,000-SF UAMS Sports & Orthopedic Medicine building, solidify the area as a regional healthcare hub.



### CONTINUED DEVELOPMENT

New multifamily development continues to rise in Springdale, with projects like The Trails at The Crossings adding to the area's growing housing supply.

+545K

RESIDENTS WITHIN  
20 MINUTES

\$115K

AVERAGE HOUSEHOLD  
INCOME (WITHIN 20 MINS)

285K

POPULATION WITHIN  
10 MINUTES





Children's Center for Health & Wellness



Arkansas Children's Hospital



Arkansas BlueCross BlueShield



Highlands Oncology

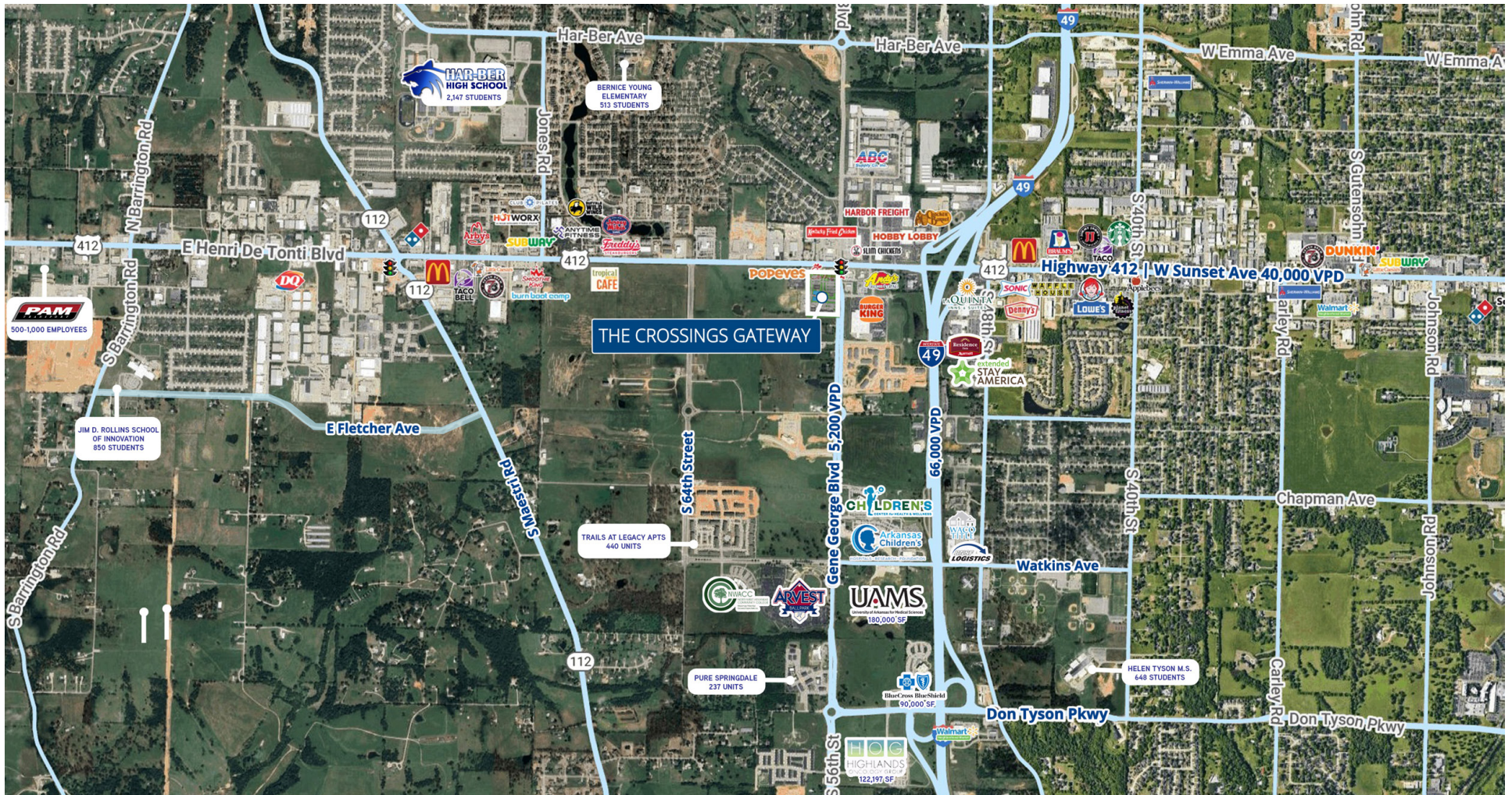


Northwest Arkansas Community College

**Gene George Blvd.** is located in one of the fastest-growing submarkets in the Ballpark/Overlay District of Springdale, Arkansas, now deemed the Medical Mile/ Care Corridor. The corridor is poised to become a key hub within the Fayetteville-Springdale-Rogers metro area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.



# SPRINGDALE | MAJOR EMPLOYERS



4,300 employees



2,500 employees



**SPRINGDALE  
PUBLIC SCHOOLS**

2,235 employees



1,200 employees



900 employees



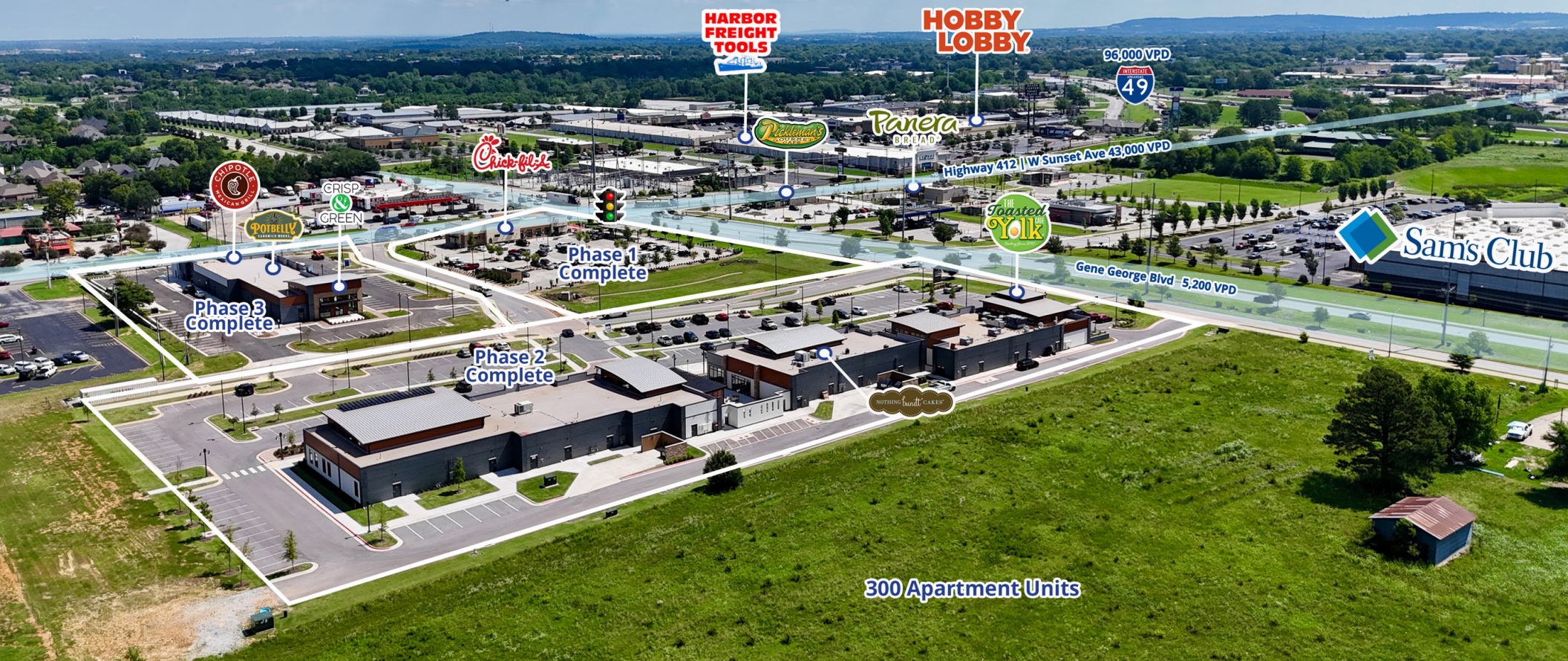
**THE CROSSINGS**





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SPRINGDALE, AR



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