



FOR SUBLEASE

Asking Rate:

\$33.00
PSF NNN

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1210 J.T.L. Parkway

Springdale, Arkansas

Property Features

- 3,800 SF retail/restaurant space available
- Lease expiration: February 29, 2028
- 35,000 cars per day and near major traffic light
- Building signage visible on Highway 412
- Abundant well-lit parking field
- Space includes reception area, restrooms, offices and break room
- In direct path of growth along Highway 412 corridor, designated to become a future U.S. interstate

Highly-visible retail on Highway 412 available for lease in sought after shopping center. Located in a heavily trafficked area with national retailers including Harp's Food Stores, Freddy's Frozen Custard, Tropical Smoothie and many others. Adjacent to the property is the 500+ acre master-planned development, The Crossings with dense residential neighborhoods and Har-ber High School. Location is convenient to Springdale's Care Corridor, Arvest Ballpark and Interstate 49.

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Exterior Photos



Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,929	31,083	86,,315
Projected Population (2029)	5,673	33,743	92,458
Average HH Income (2024)	\$138,860	\$107,133	\$98,325
Proj. Average HH Income (2029)	\$152,712	\$124,470	\$114,754
Households (2024)	1,970	11,298	30,427

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