

HAR-BER CROSSINGS PLAZA

1395 E. Henri De Tonti Blvd., Springdale, AR 72762



PROPERTY DESCRIPTION

Looking for the perfect place to grow your business? Don't miss this rare opportunity in Har-Ber Crossing Plaza, a thriving strip center on W Sunset Ave - one of Springdale's busiest roads with 35,000+ VPD! Perfectly located where Springdale meets Tontitown, just minutes from I-49, Arvest Ballpark, and Arkansas Children's Hospital. Enjoy high visibility, ample parking, easy access, and a strong tenant mix in one of the fastest-growing markets in the country. Opportunities like this don't last - Act now!

PROPERTY HIGHLIGHTS

- A thriving strip center with excellent tenant mix
- Springdale meets Tontitown, this fantastic location is situated on the busiest roads in town!
- Major road frontage on West Sunset Avenue, which is traveled by over 35,000 VPD!
- Less than two miles from the new Arkansas Children's Hospital, Arvest Ballpark, and busy I-49!

OFFERING SUMMARY

Lease Rate:	\$19.25 - 26.00 SF/yr (NNN; MG)
Available SF:	1,250 - 4,387 SF
Lot Size:	8.54 Acres
Building Size:	85,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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SALMONSEN GROUP

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PRIME OFFICE/RETAIL SPACES FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,250 - 4,387 SF	Lease Rate:	\$19.25 - \$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7321 Sunset Ave Suite E	Available	4,387 SF	NNN	\$19.25 SF/yr	-
7321 Sunset Ave Suite E-1	Available	2,000 SF	NNN	\$25.00 SF/yr	-
7321 W Sunset Ave Suite E-2	Available	2,000 SF	NNN	\$26.00 SF/yr	-
7321 Sunset Ave Suite D1	Available	1,650 SF	NNN	\$21.00 SF/yr	-

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7321 SUNSET SUITE E

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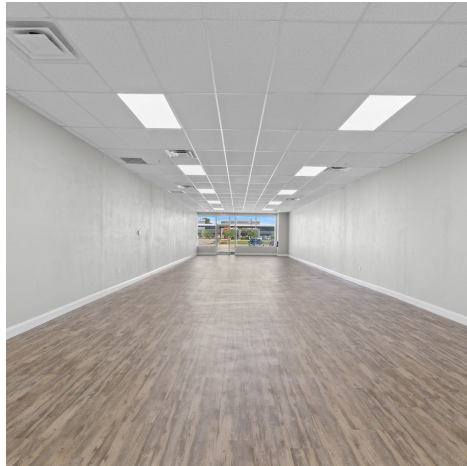
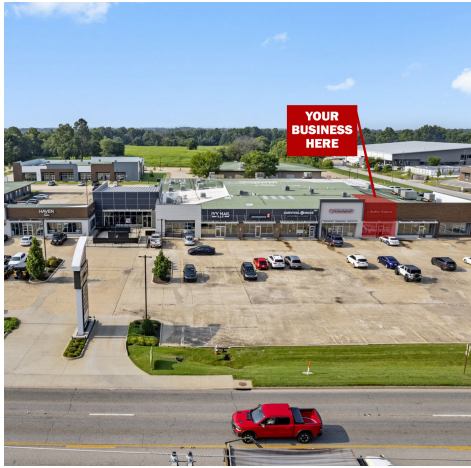
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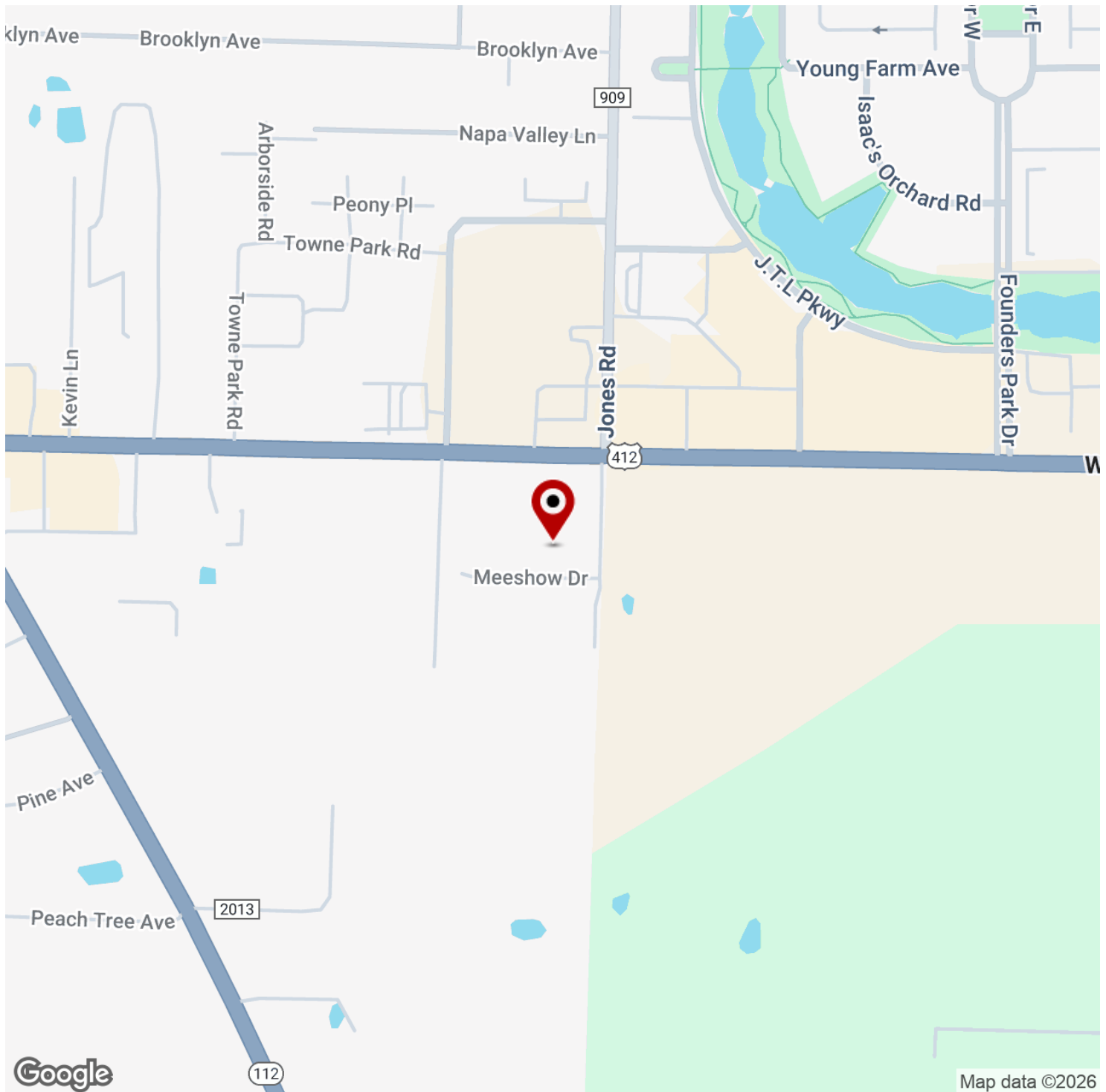
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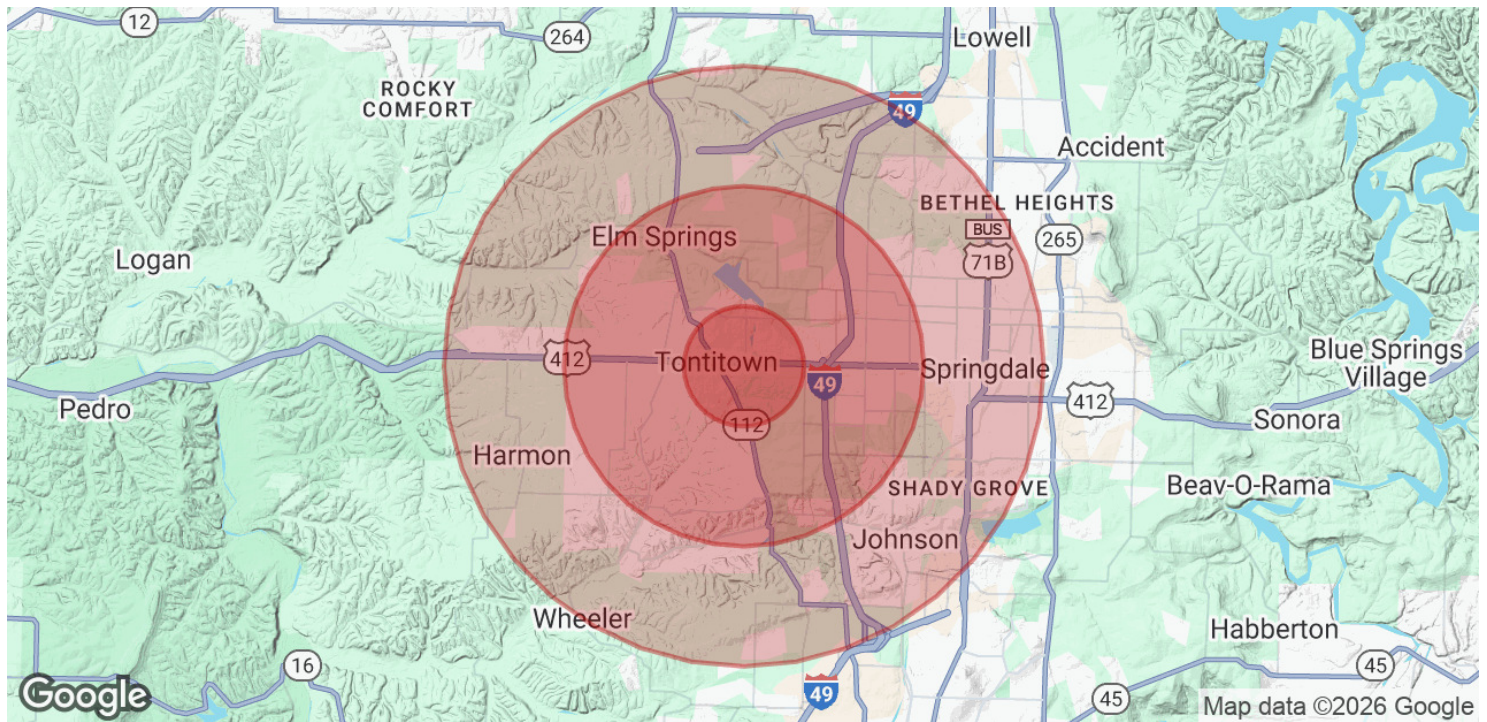
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

2020 American Community Survey (ACS)

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