

Little Rock (HEADQUARTERS)  
200 River Market Ave, Suite 300  
Little Rock, AR 72201  
501.376.6555

Bentonville (BRANCH)  
805 S Walton Blvd, Suite 123  
Bentonville, AR 72712  
479.271.6118

# OFFICE SPACE FOR SUBLEASE

## 617 E Emma Ave, Springdale, Arkansas



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sublease
<b>Sublease Rate &amp; Type</b>	\$19.50/SF   Net (Est. \$2.25/SF + electricity)
<b>Address</b>	617 E Emma Avenue
<b>City/State</b>	Springdale, AR 72764
<b>Property Type</b>	Office
<b>Available Space</b>	Suite B – ±1,650 SF
<b>Available For Occupancy</b>	Immediately
<b>Zoning</b>	NC2 (Neighborhood Center Type 2)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ W Emma Ave – 6,300 VPD</li> <li>○ Old Missouri Rd – 21,000 VPD</li> <li>○ N Thompson St – 31,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

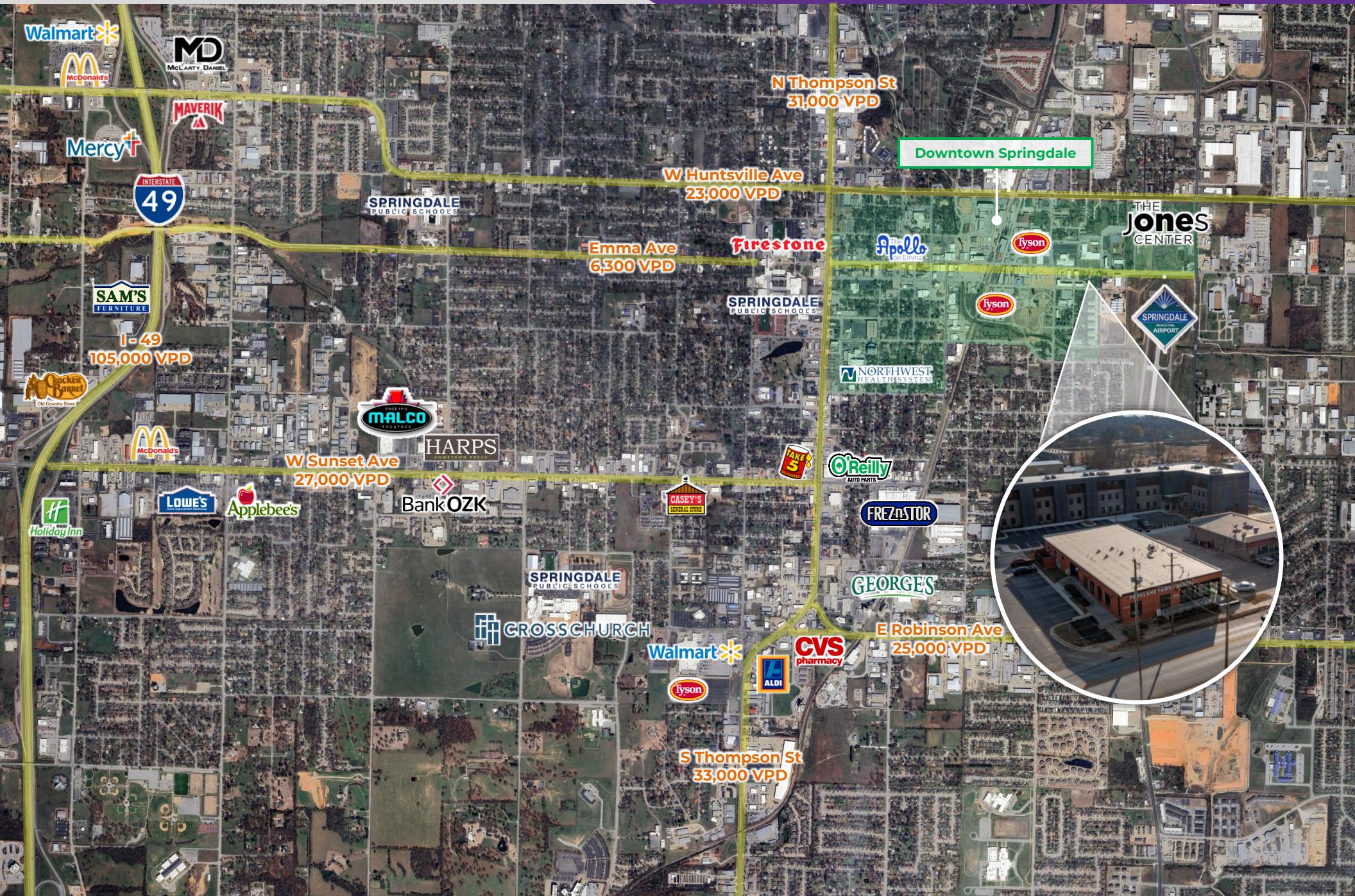
- Well-positioned office space on E Emma Avenue with approximately 6,300 vehicles per day, located in the heart of downtown Springdale
- Functional layout featuring a conference room and five private offices with modern glass-front walls
- Co-tenant in the building is Parklane Family Dental
- Surrounded by significant new development, including mixed-use and multifamily projects, as well as the new Hilton Tapestry Collection hotel
- Conveniently located within walking distance to the Razorback Greenway Trail, Walter Turnbow Park, and Luther George Park





# Moses Tucker PARTNERS

# MARKET MAP



📍 617 E Emma Ave, Springdale, AR

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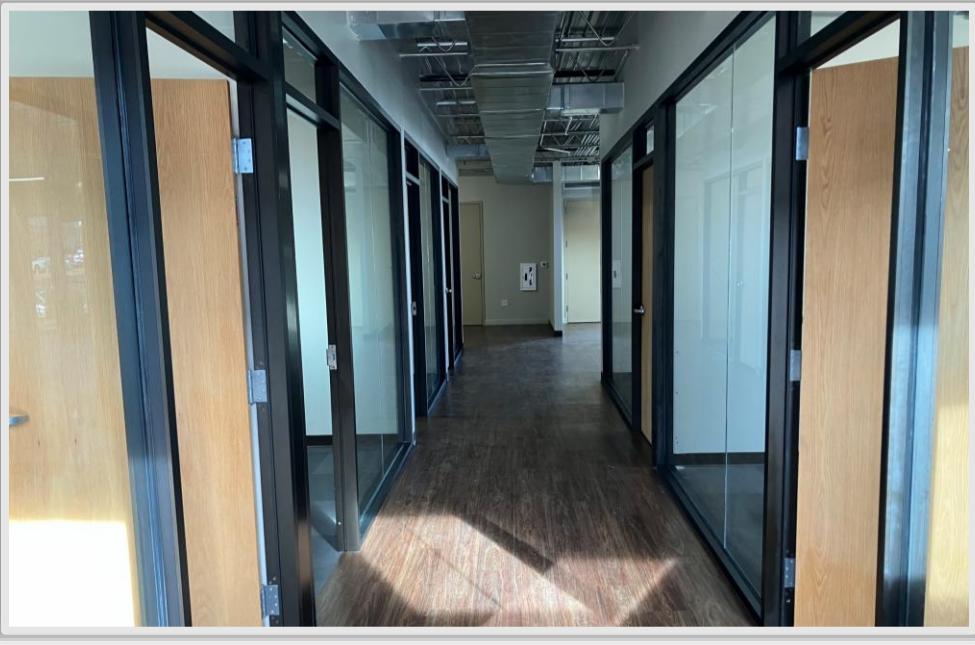
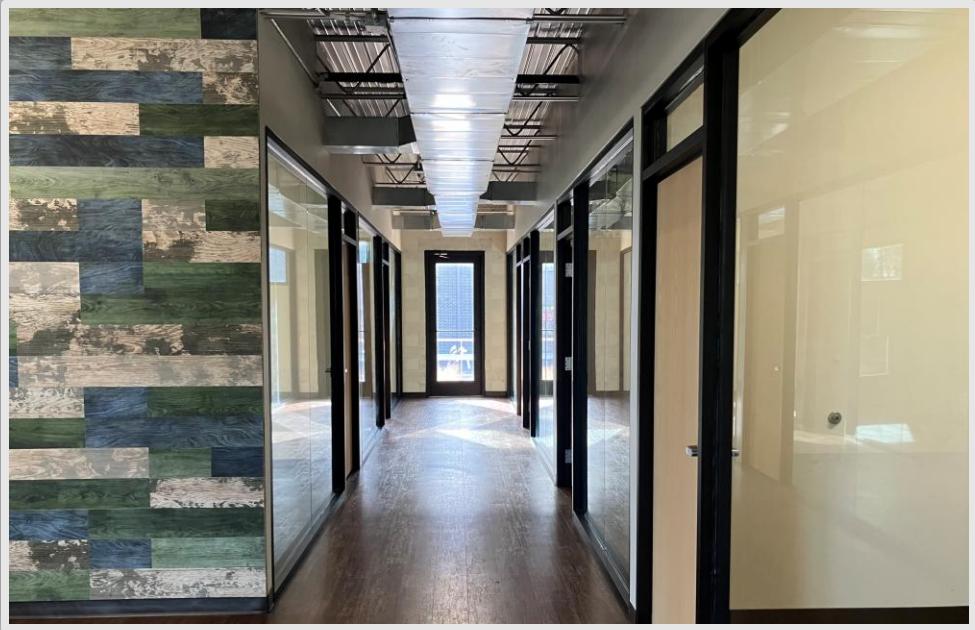
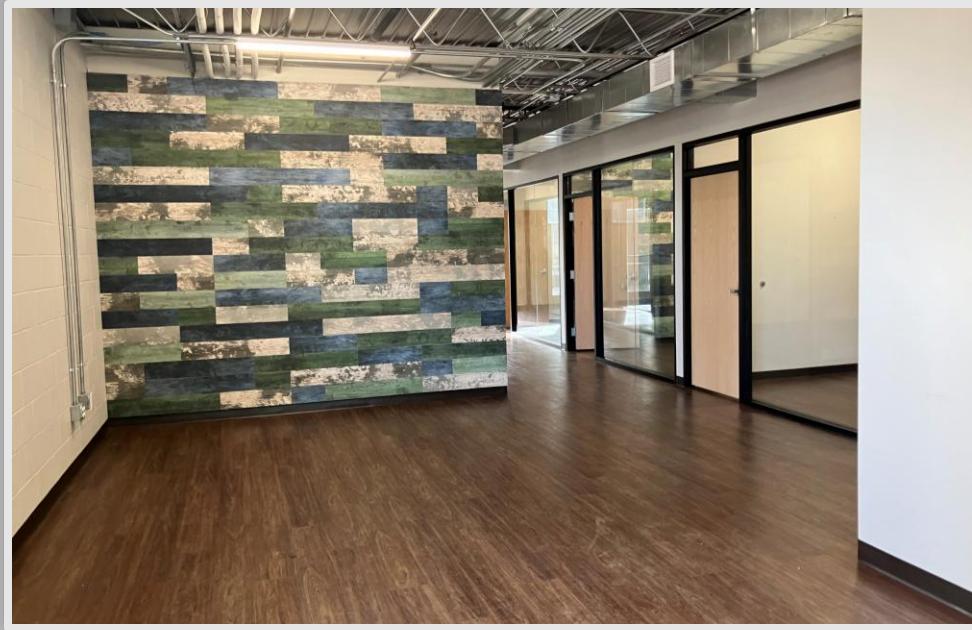


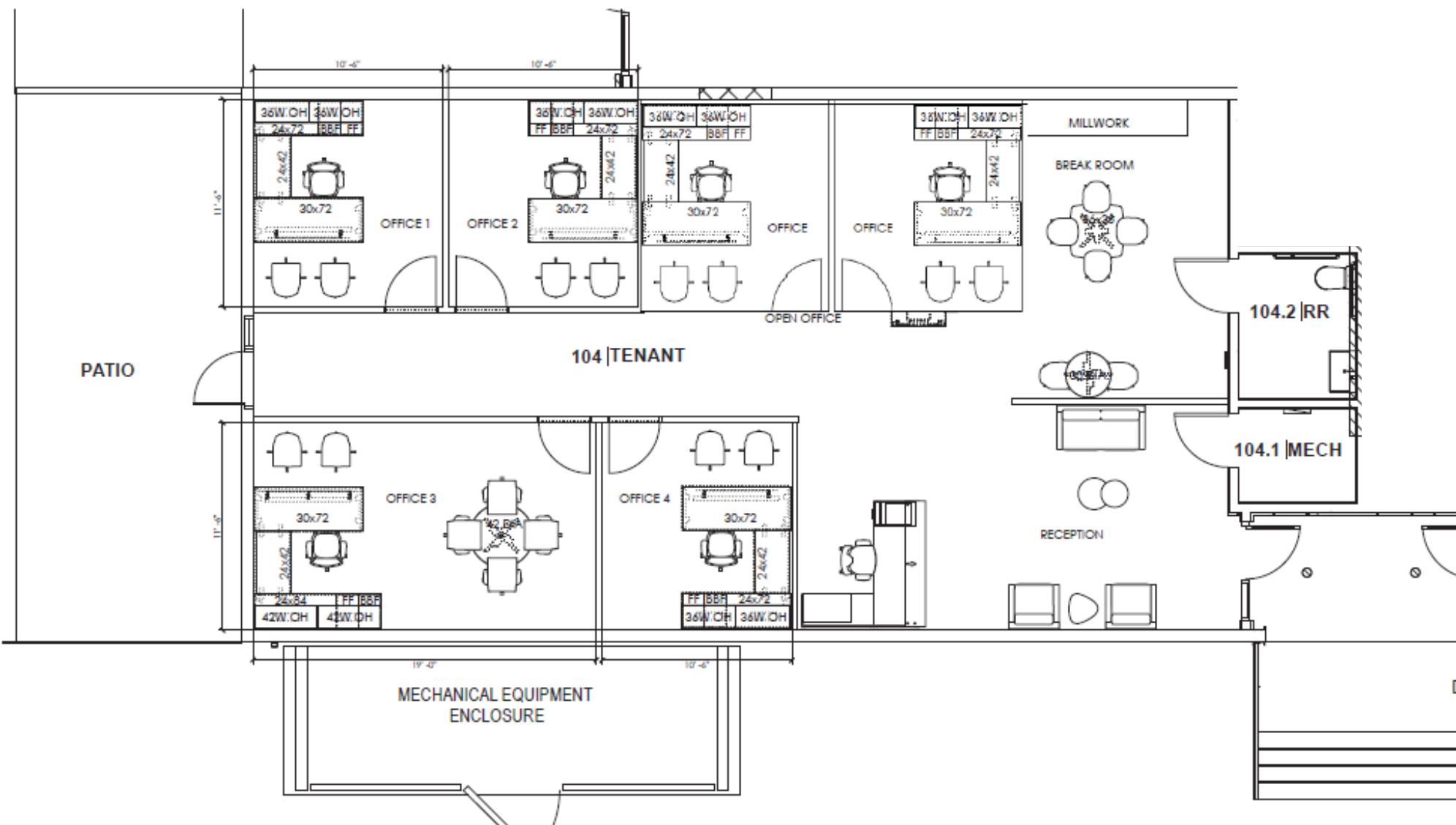
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PARTNERS

# INTERIOR PHOTOS





## Springdale, AR



Springdale, Arkansas, is the industrial heart of Northwest Arkansas and one of the region's fastest-growing cities. Home to Tyson Foods' global headquarters and a deep bench of advanced manufacturers and food processors, Springdale's largest employers include Tyson Foods, George's, Springdale Public Schools, Cargill, Northwest Medical Center-Springdale, Rockline Industries, Kawneer, and others.

Springdale is the fourth most populated city in Arkansas, and recent rankings from the U.S. News & World Report put it among the "Top 50 Best Places to Live" in the U.S., reflecting job strength and affordability. Zooming out, the Milken Institute ranked the Fayetteville-Springdale-Rogers metro area as the 7th Best-Performing City in its 2025 report.

In 2025, the \$31 million Market Center of the Ozarks—a Walton-backed regional food hub—opened in downtown Springdale to support farmers, food entrepreneurs, and institutional buyers. The Arkansas DOT also secured a \$24.4 million federal grant to advance the final segment of the Springdale Northern Bypass, improving regional mobility and freight efficiency.

The Razorback Greenway and an expanding trail network connect Springdale to neighboring cities, supporting an outdoor culture that generates significant regional economic impact from cycling and trail use. Arvest Ballpark hosts the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals, drawing families and visitors all season.

## DEMOGRAPHICS\*

**Population**

**3 MILES**

**5 MILES**

**10 MILES**

72,532

110,071

292,197

**Households**

22,492

37,068

106,995

**Average Age**

34.4

35.6

35.5

**Average Household Income**

\$83,609

\$97,116

\$105,892

**Businesses**

1,775

3,471

8,172

\*Demographic details based on property location



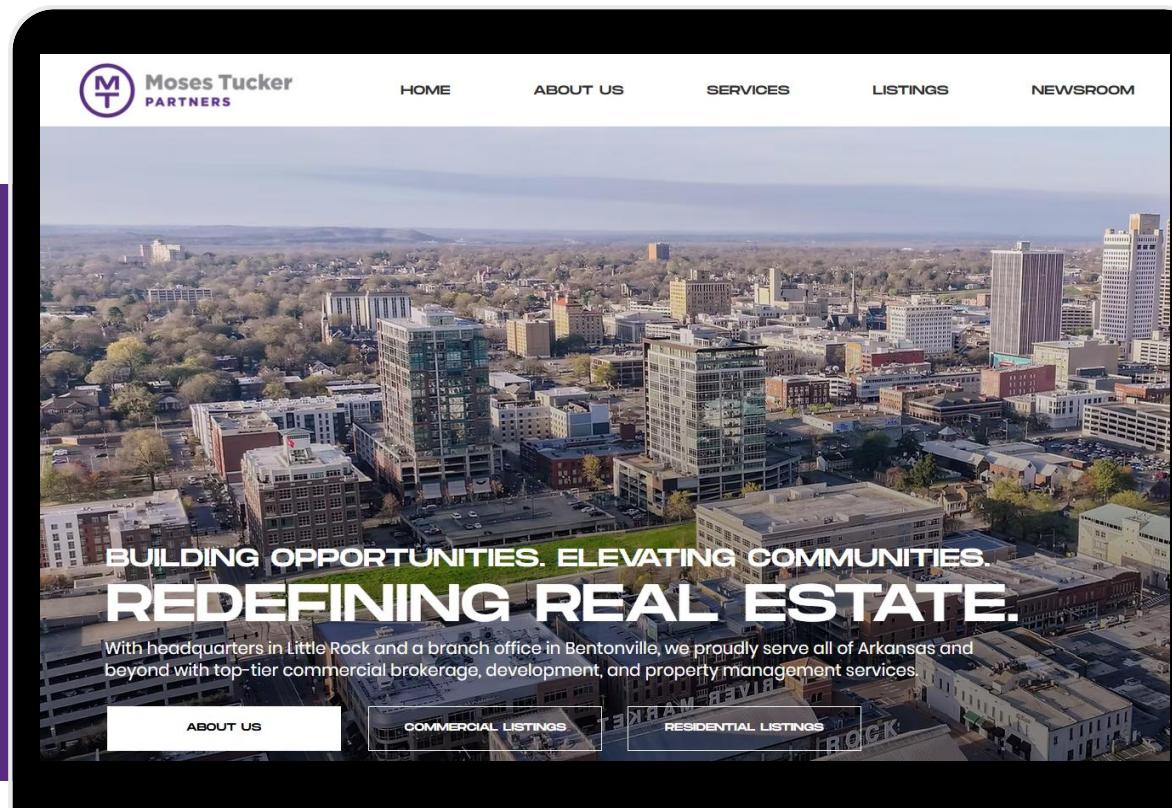
# CONNECT

 (479) 271-6118

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 805 S Walton Blvd, Suite 123,  
Bentonville, AR 72712



## Jeff Snyder, CCIM

Brokerage Director

479.372.0001

[jsnyder@mosestucker.com](mailto:jsnyder@mosestucker.com)

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