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OFFICE SPACE FOR SUBLEASE

617 E Emma Ave, Springdale, Arkansas



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Property Understanding

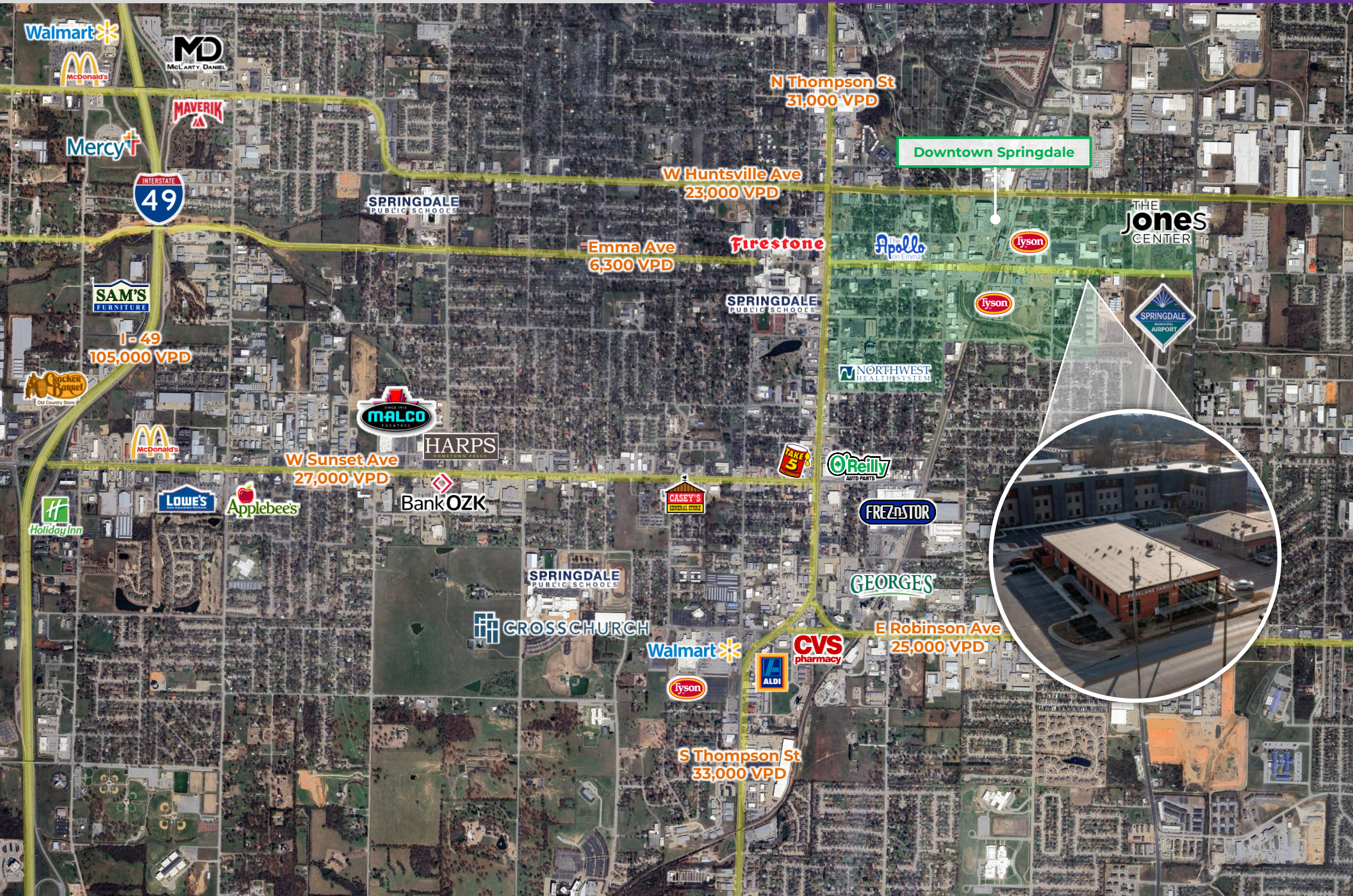
OVERVIEW

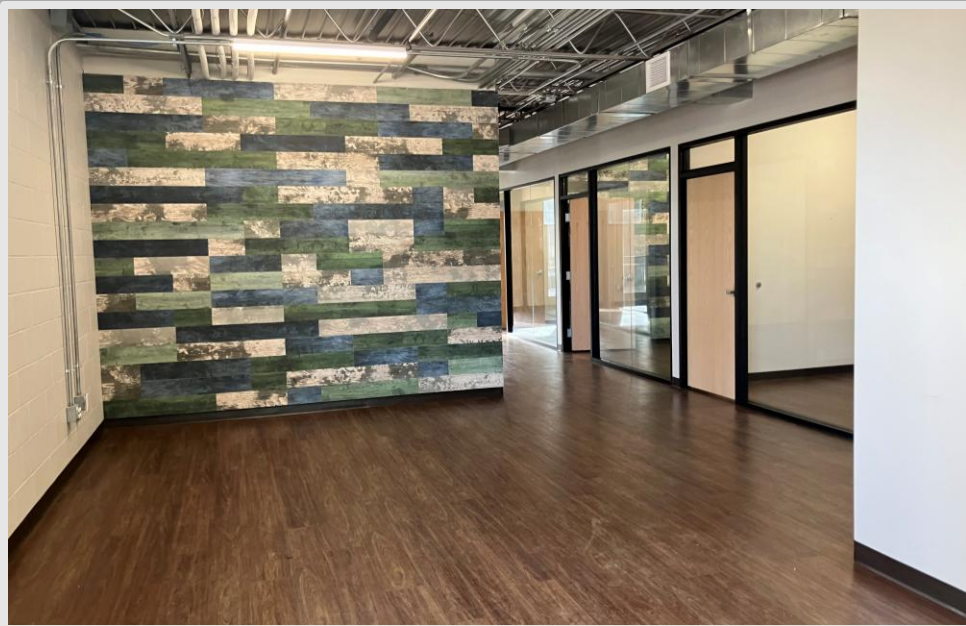
Offering	For Sublease
Sublease Rate & Type	\$19.50/SF Net (Est. \$2.25/SF + electricity)
Address	617 E Emma Avenue
City/State	Springdale, AR 72764
Property Type	Office
Available Space	Suite B – ±1,650 SF
Available For Occupancy	Immediately
Zoning	NC2 (Neighborhood Center Type 2)
Traffic Counts	<ul style="list-style-type: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

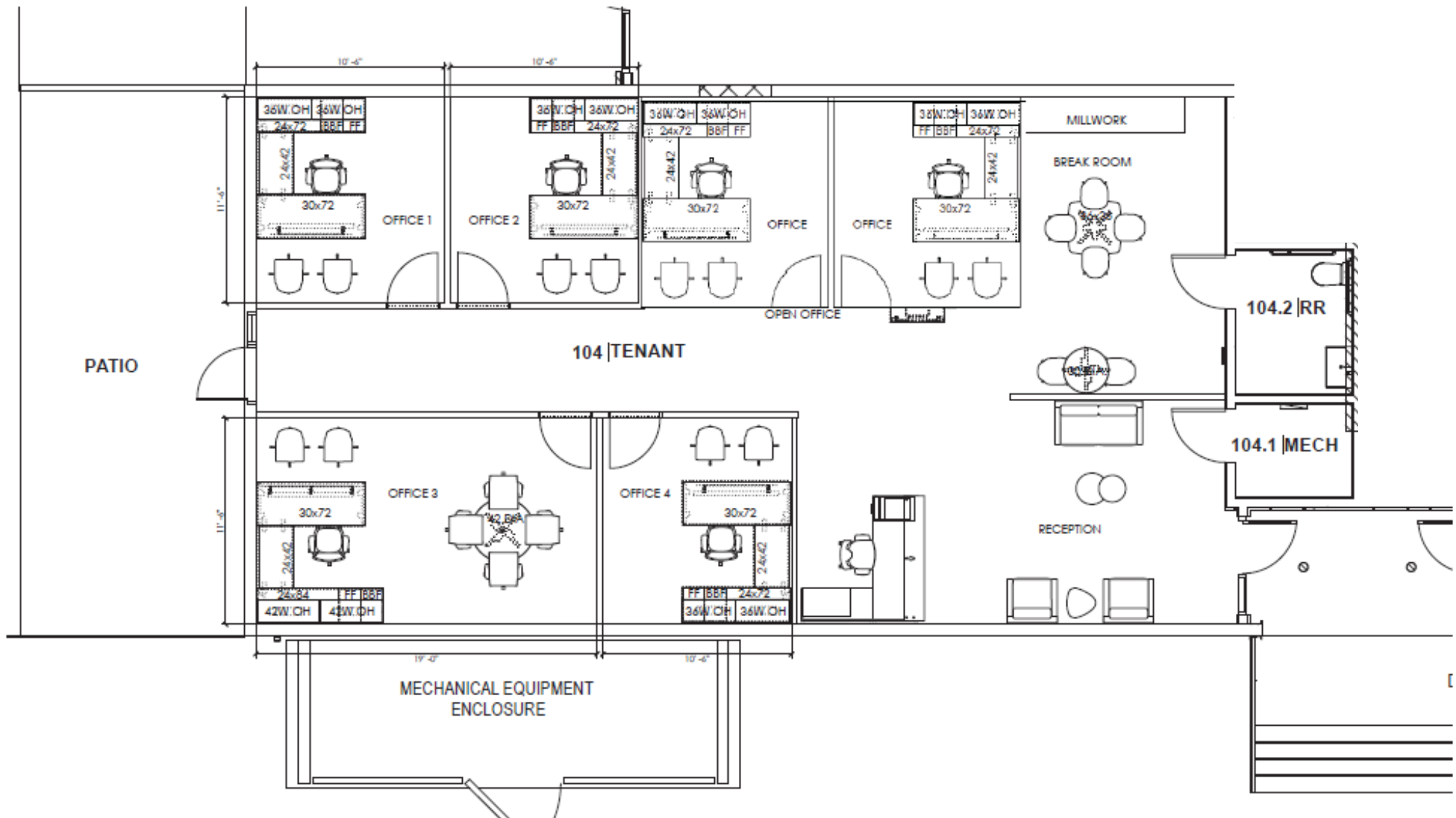
PROPERTY HIGHLIGHTS

- 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

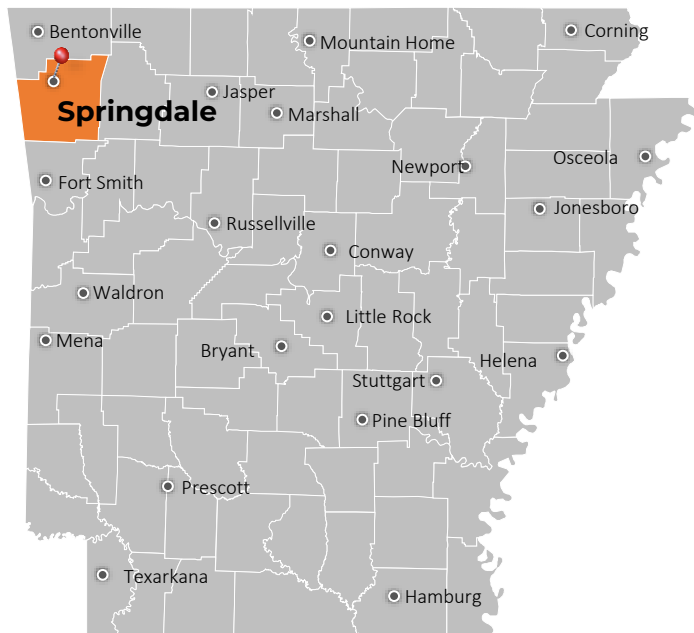








Springdale, AR



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*

	3 MILES	5 MILES	10 MILES
Population	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*

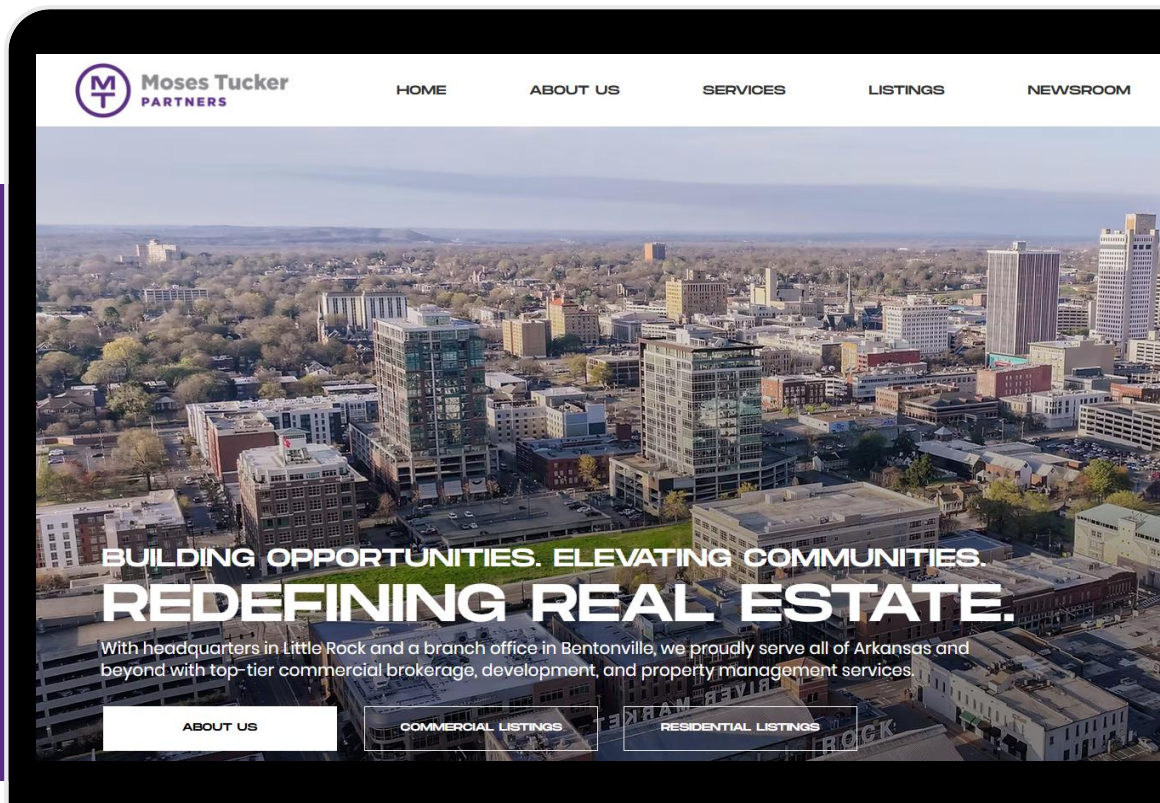
CONNECT

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