

**1,000 SQFT OF COMMERCIAL RETAIL SPACE FOR LEASE!**



# HAR-BER CROSSINGS PLAZA

7253 Sunset Ave., Springdale, AR 72762



## SPACE AVAILABLE - HAR-BER CROSSING

7253 Sunset Ave Suite H - 1,000 sqft

Type Of Lease: NNN - \$4.50

VPD: 35,000

## PROPERTY HIGHLIGHTS

- Smoothie King Drive Thru
- Ivy Nail Bar
- Wellington's
- Burn Boot Camp
- Insurance Advantage
- Haven Salon & Spa

## OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Available SF:	1,000 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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## TIMOTHY SALMONSEN

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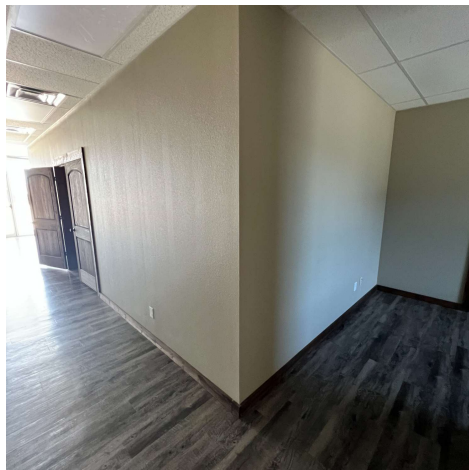
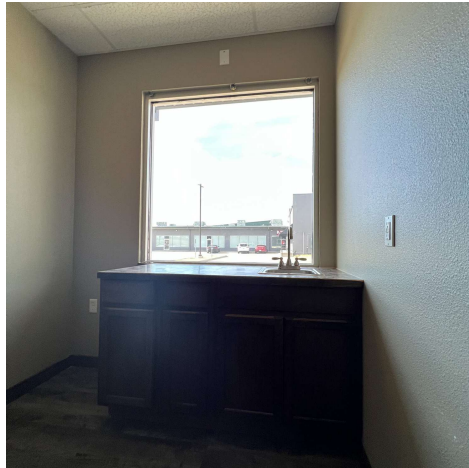
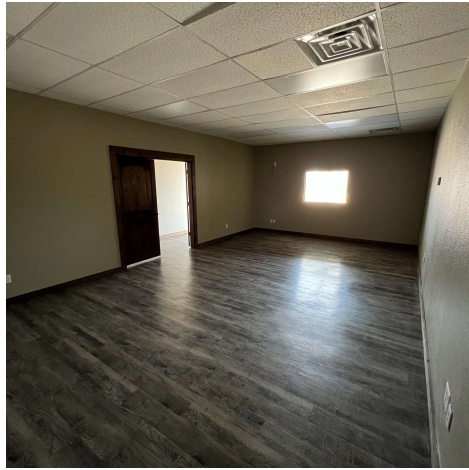
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## 7253 SUNSET AVE - SUITE H PHOTOS

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



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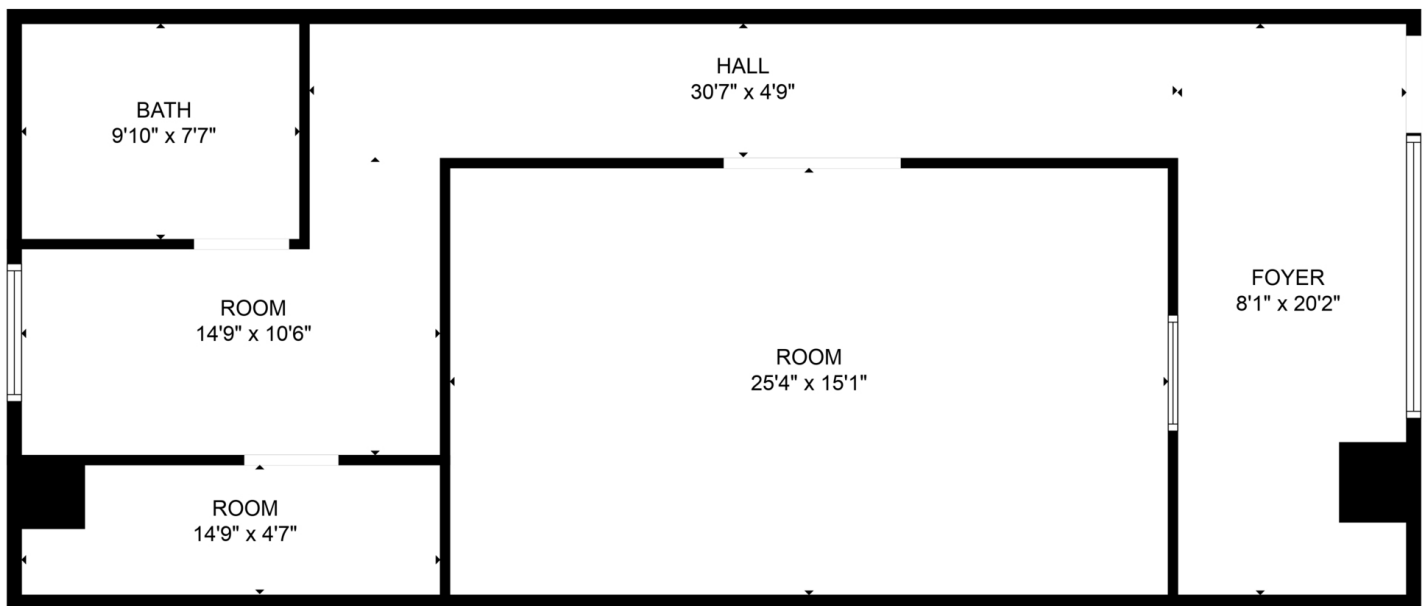
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# SUITE H FLOOR PLAN

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## 7253 W Sunset Suite H



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**HAR-BER CROSSINGS**  
TENANTS INCLUDE  
**SMOOTHIE KING**  
**WELLINGTON'S**  
WHISKY | FINE PLATES | CIGARS  
**VICI**  
Aesthetics & Wellness  
**URANCE advantage**  
FINANCIAL SERVICES  
**burn boot camp**  
**SUGARINGNYC**  
ORGANIC WAXING & LASH STUDIO  
**THE Crafty**  
RETREAT

**YOUR BUSINESS HERE!**

**OVER 35,000 VP**  
W. SUNSET AVENUE

**SPRING**  
WE'RE MAKING IT

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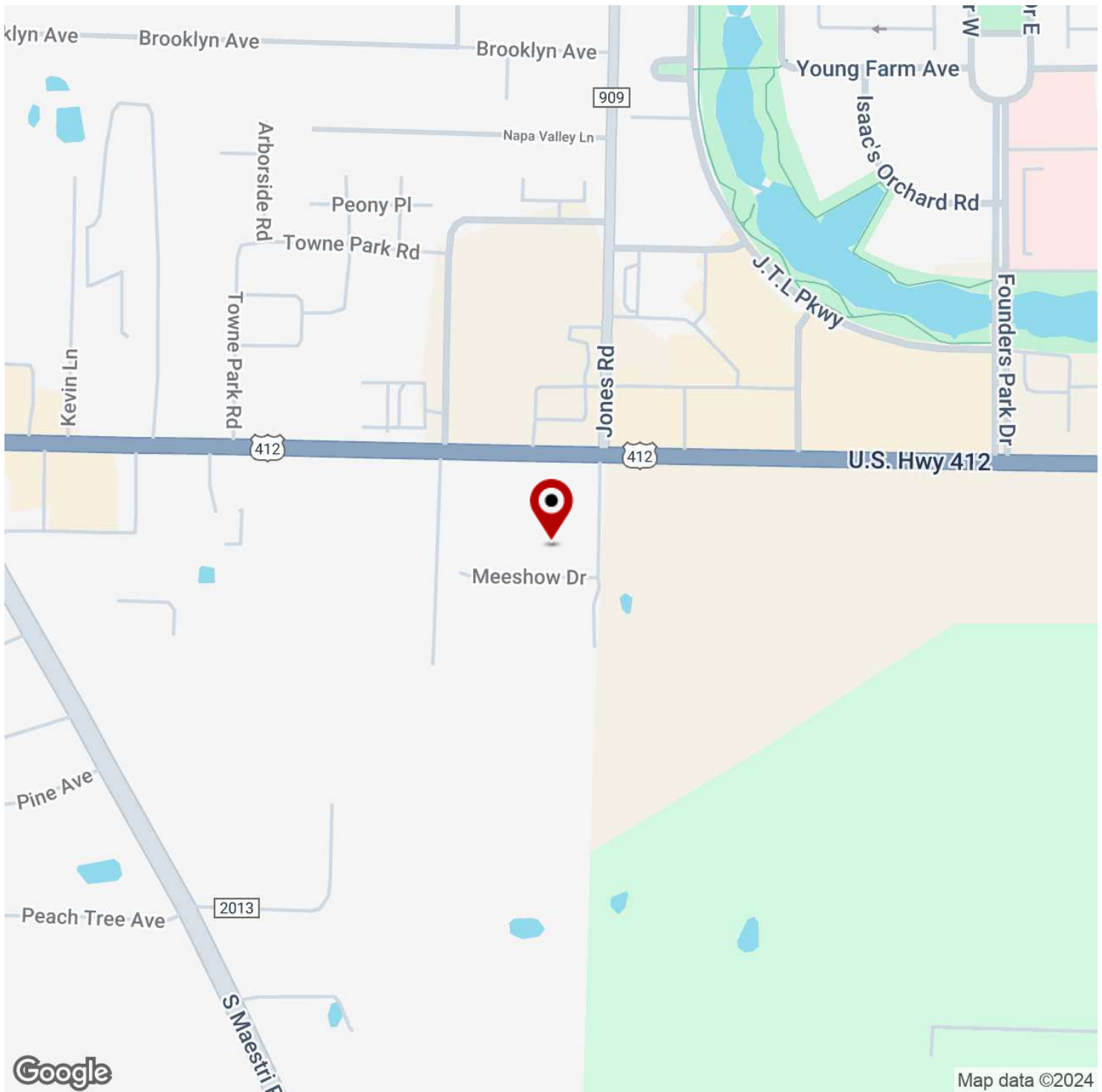
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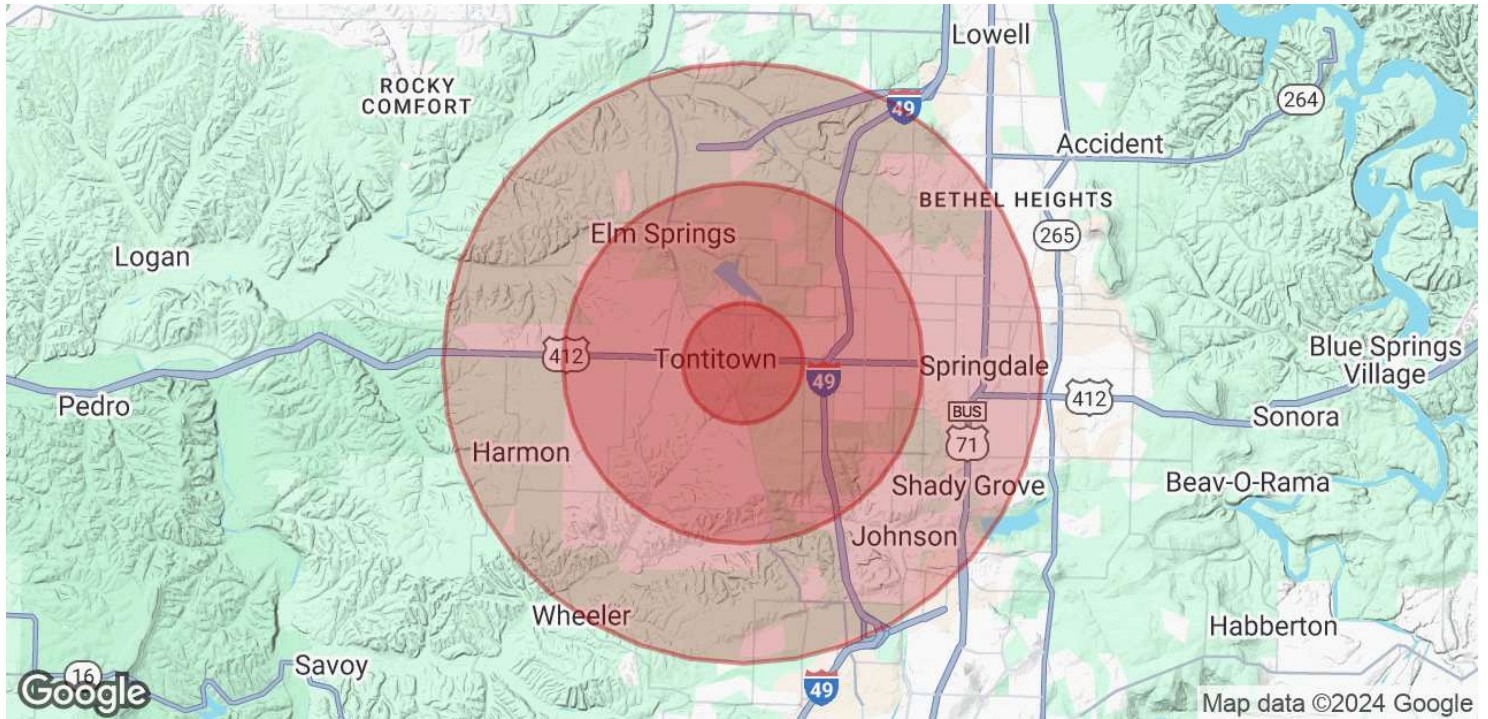
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

\* Demographic data derived from 2020 ACS - US Census

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