



Prime Highway 71 Frontage

2305 S Thompson St, Springdale, AR 72764



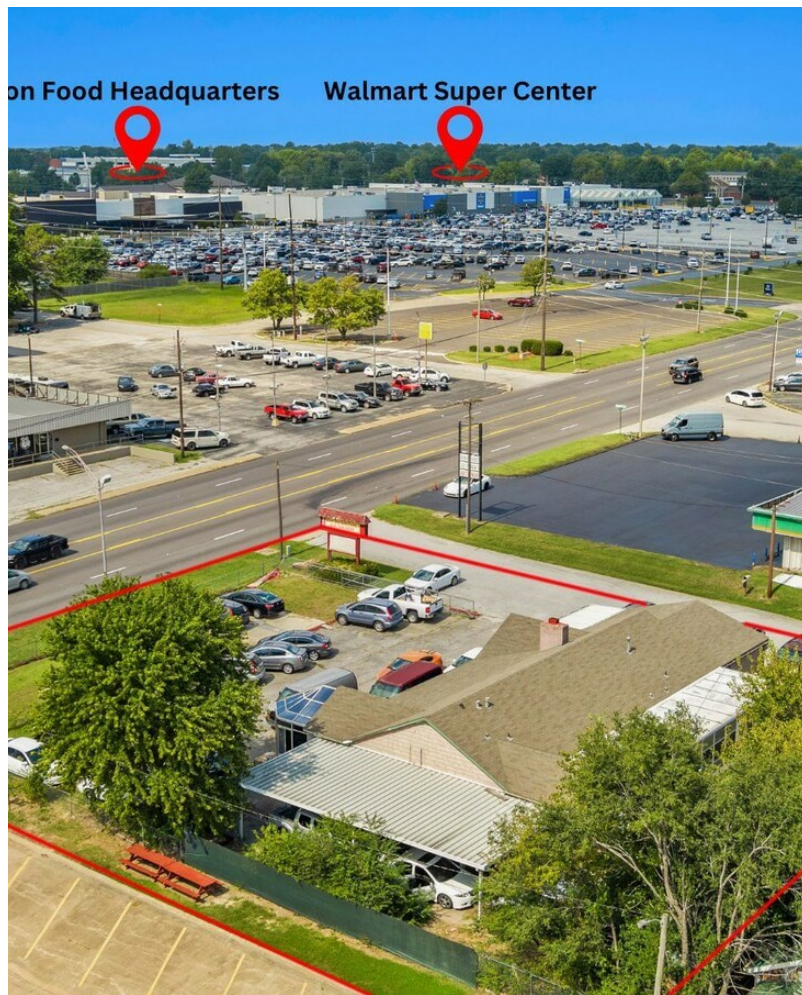
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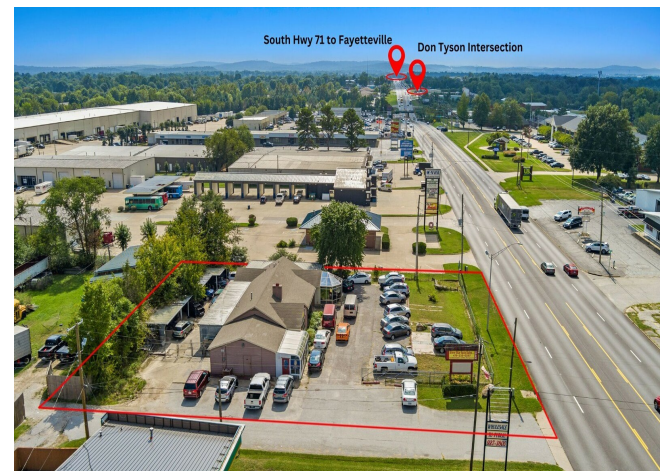
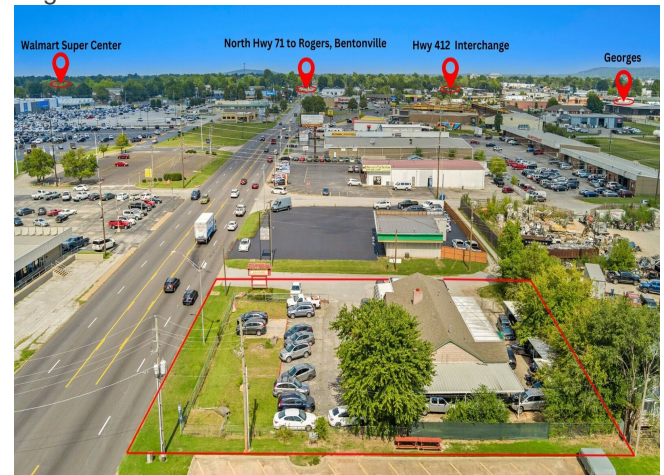


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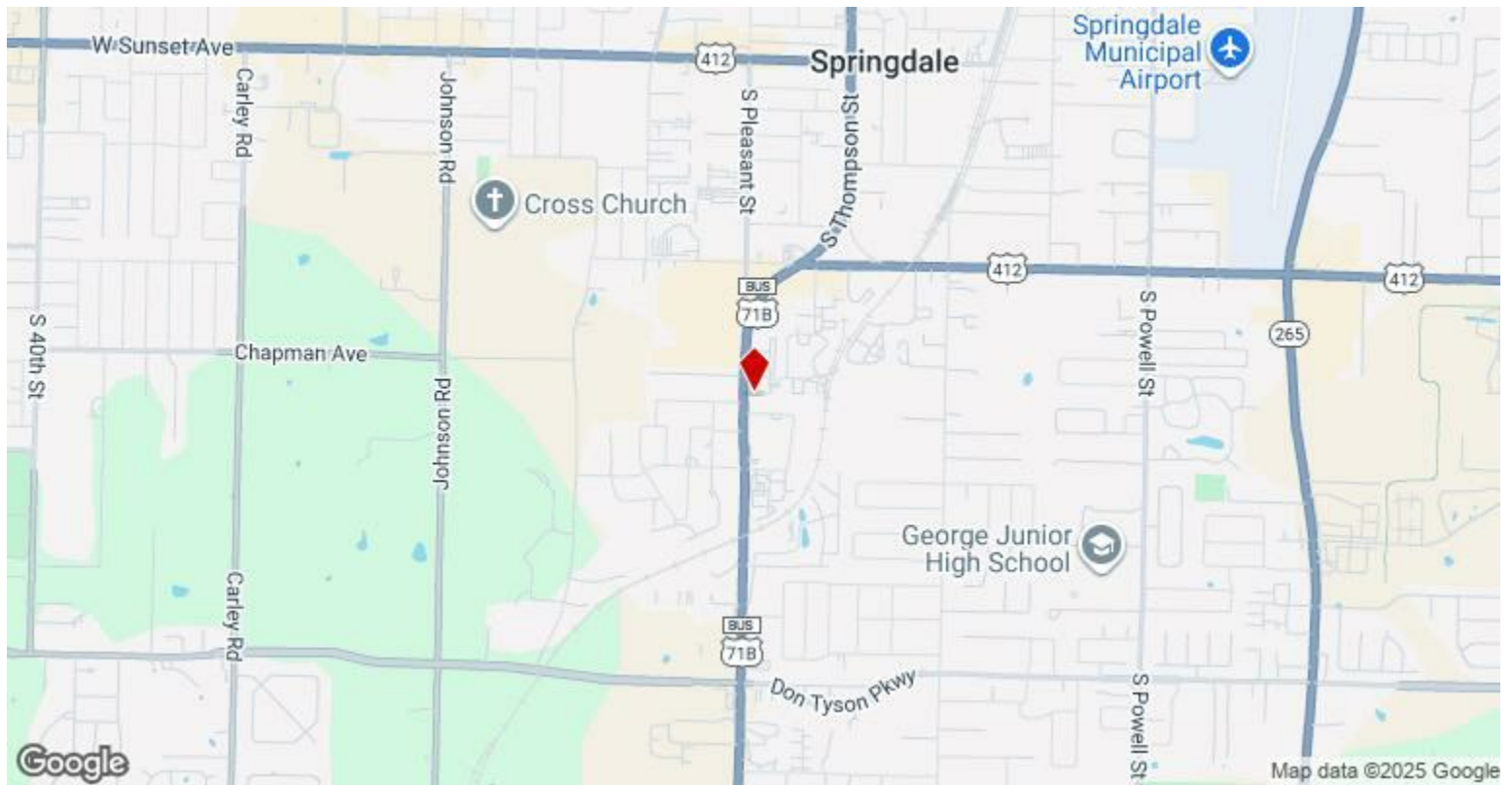
\$620,000

Prime Location on Highway 71, less than a mile from the Highway 412 intersection! Large flat lot with multi car parking, outside storage, and a useful building. Current tenant has an automotive sales business, previous owner had a flea market. This property is across the highway from Walmart shipping center and supermarket. Buyer to determine if their desired usage is approved. Springdale is home to several large industries accessed by highway 71. Highway 71 is the original gate way to NWA and still sees more than 26000 cars per day in front of this building....

- Current Tenant is in lease until 12.31.25 however negotiable to terminate at sale.



Price:	\$620,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.63 AC
Gross Building Area:	4,318 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	5/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	815-29157-000
Walk Score ®:	52 (Somewhat Walkable)



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Property Photos



Major Highway Frontage



South East Facing View

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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