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RETAIL BUILDING FOR SALE

414 Holcomb St, Springdale, Arkansas



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Property Understanding

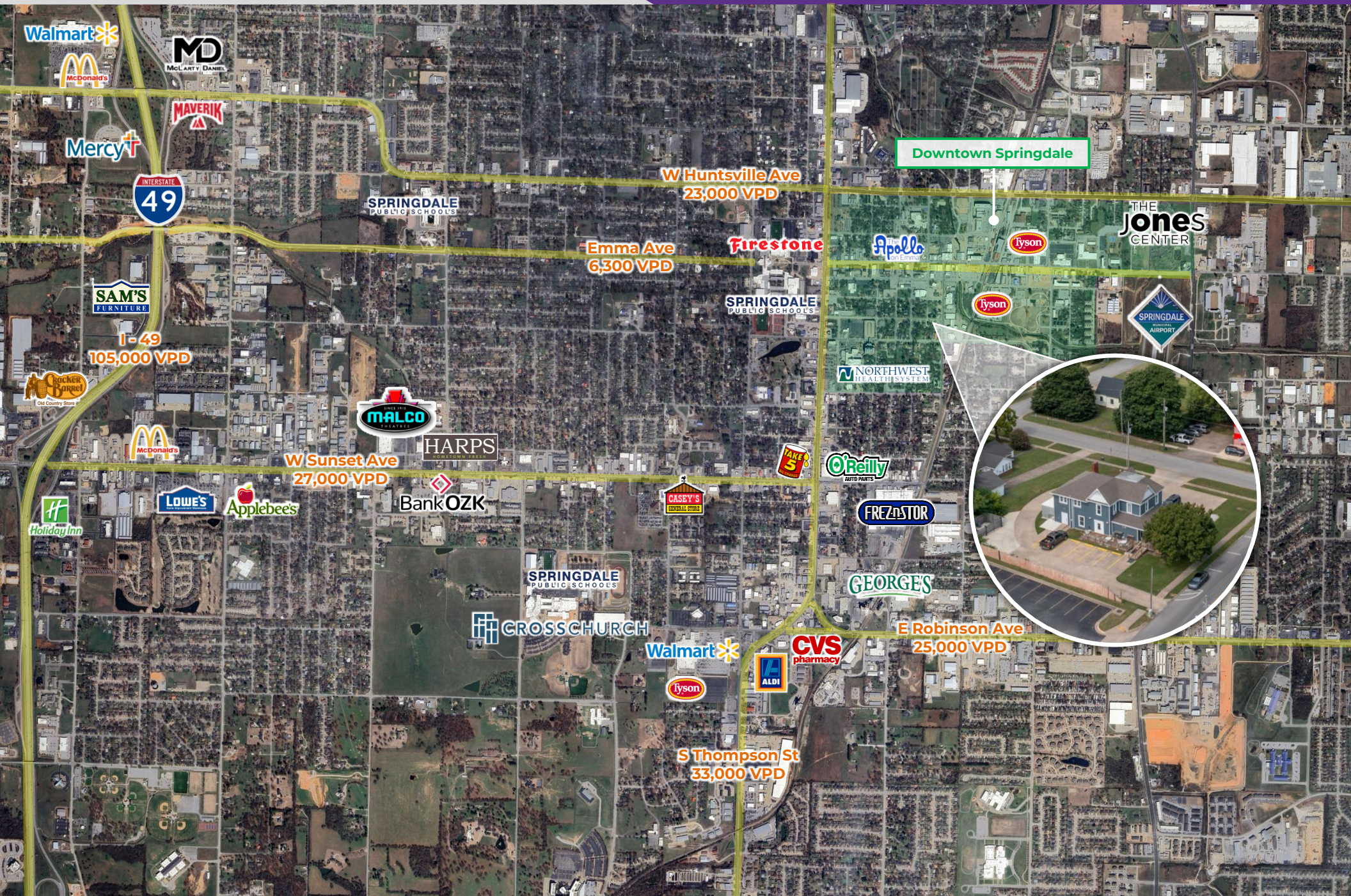
OVERVIEW

Offering	For Sale
Price	\$1,300,000
Address	414 Holcomb Street
City/State	Springdale, AR 72764
Property Type	Retail
Building Size	±3,575 SF
Lot Size	±0.42 Acres
Zoning	NC2 (Neighborhood Center Type 2)
Traffic Counts	<ul style="list-style-type: none"> ○ E Emma Ave – 6,300 VPD ○ Holcomb St – 7,300 VPD

PROPERTY HIGHLIGHTS

- New grease trap and lift station
- Food truck hook-up with dedicated grease disposal
- Most furniture and fixtures convey with sale (remaining items negotiable)
- Includes walk-in cooler and freezer
- 20-22 onsite parking spaces, with potential for additional capacity
- Double dumpster bays
- Basement and attic storage
- Newer HVAC units
- Attractive patio and deck space (±1,169 SF front patio)
- Located within walking distance to the Razorback Greenway Trail system, Walter Turnbow Park and Luther George Park





LOOKING SOUTHEAST







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	75,916	112,211	294,298
Households	23,904	38,055	107,812
Average Age	34.5	35.6	35.5
Average Household Income	\$83,976	\$98,130	\$105,901
Businesses	1,906	3,546	8,157

**Demographic details based on property location*

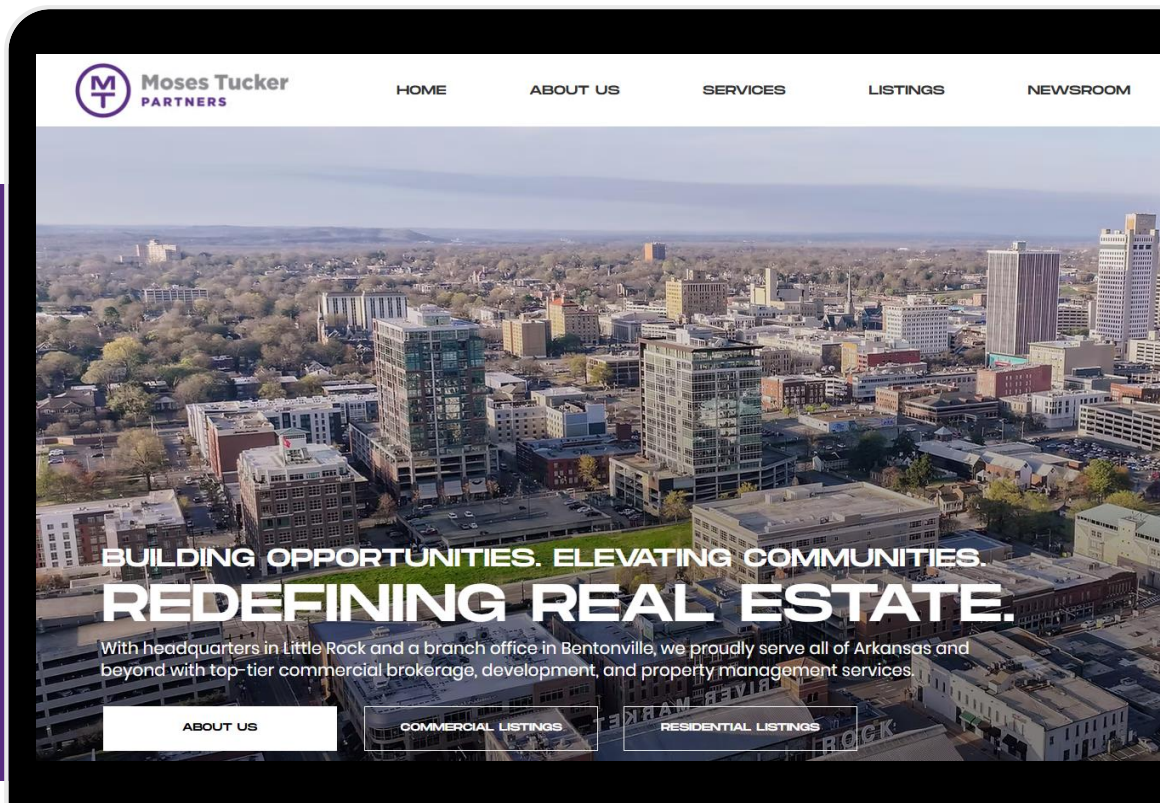
CONNECT

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