

EXECUTIVE OFFICE SUITE FOR LEASE

EXECUTIVE SUITES

2964 W Huntsville Ave, Springdale, AR 72762



PROPERTY DESCRIPTION

Prime executive office space available approx. 1 mile from I-49 in Springdale! These first-floor suites offer easy access to 2 shared restrooms and a common break room, making it convenient for employees and clients. The property provides ample parking for both staff and visitors. Offered under a gross lease, tenants are responsible for only internet and phone, with Cox Fiber available for approx. \$60/mo. Situated off W Huntsville Ave, which sees around 23,000 VPD, this location is also approx. 1 mile from I49, with traffic counts of approx. 105,000 VPD, ensuring excellent visibility and accessibility. Don't miss this prime office space opportunity!

PROPERTY HIGHLIGHTS

- Suite C: +/- 1,160 SF; Suite I: 685 SF
- Gross Lease
- Abundant Parking for Clients/Employees
- High Visibility with Great Signage Potential
- Approx. 1 Mile from I-49

OFFERING SUMMARY

Lease Rate:	\$21 - 27 SF/yr (Gross)
Available SF:	685 - 1,160 SF
Building Size:	7,248 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	242	981	3,581
Total Population	756	3,066	11,309
Average HH Income	\$75,491	\$74,918	\$83,220

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TIMOTHY SALMONSEN

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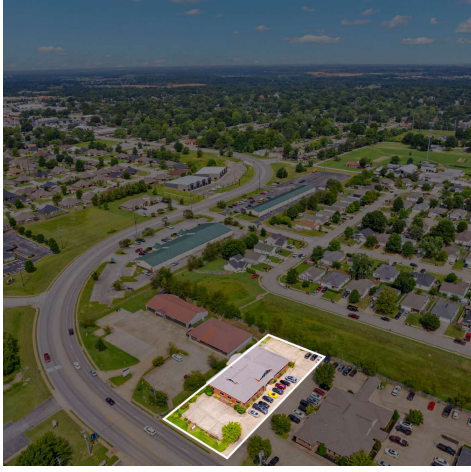
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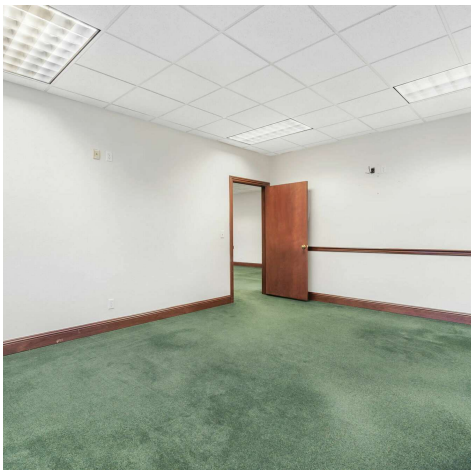
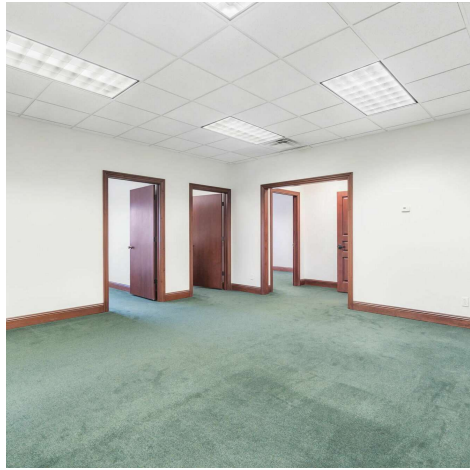
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SUITE C PHOTOS

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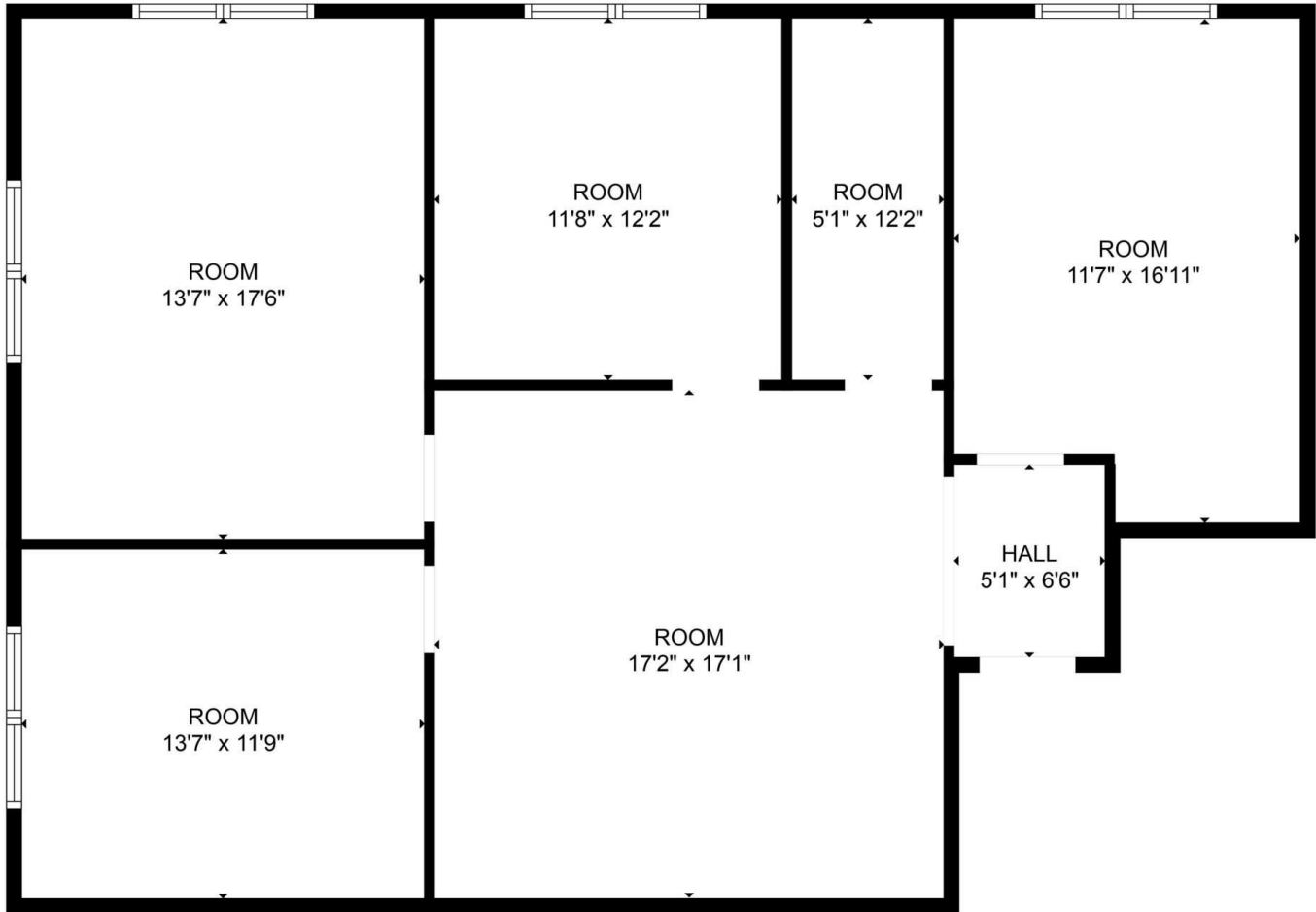
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SUITE C FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE I PHOTOS

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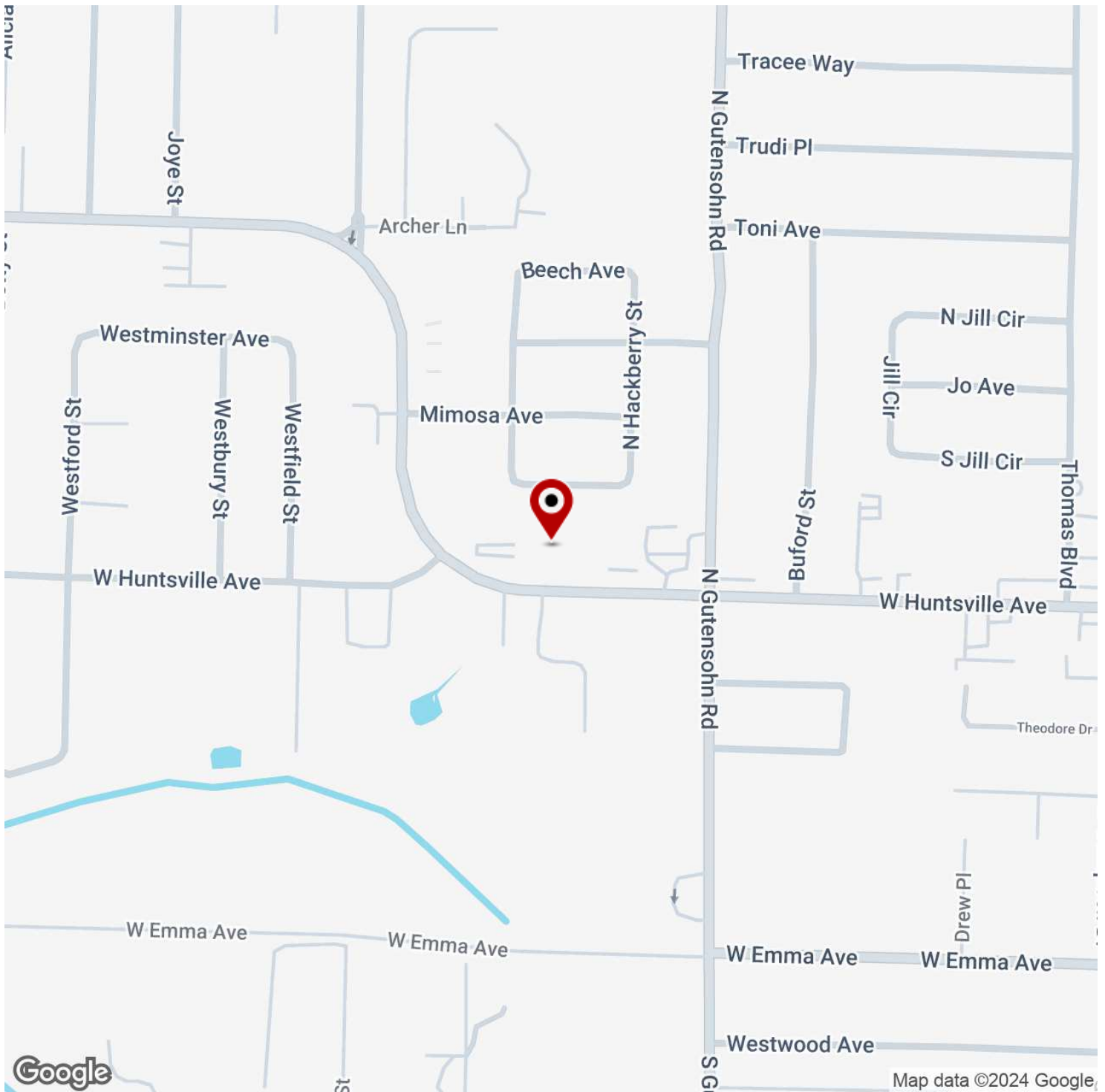
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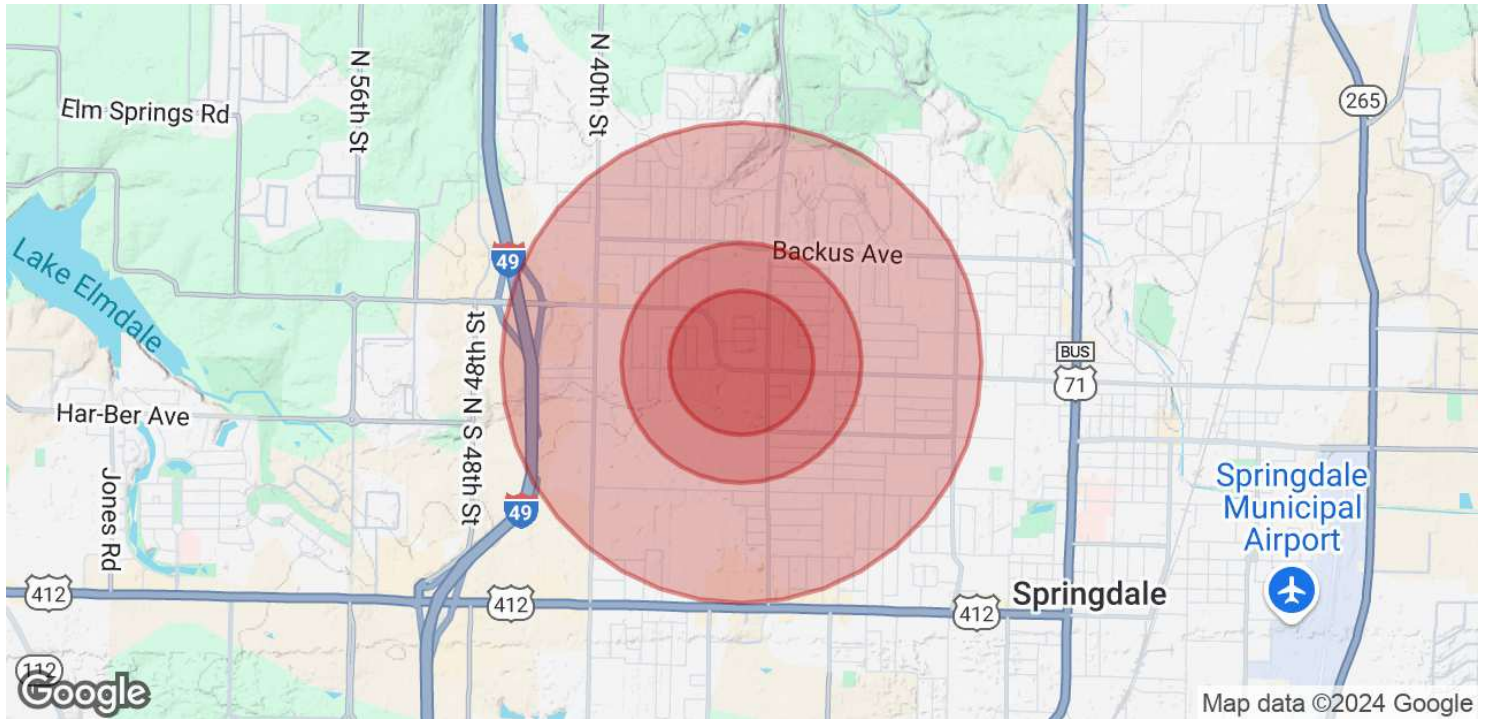
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	756	3,066	11,309
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	242	981	3,581
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$75,491	\$74,918	\$83,220
Average House Value	\$198,248	\$192,539	\$208,473

Demographics data derived from AlphaMap

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