



# EXECUTIVE SUITES

2964 W Huntsville Ave, Springdale, AR 72762



## PROPERTY DESCRIPTION

Owner-user or investment opportunity one mile from I-49 in Springdale! This well maintained executive office building boasts eight suites, six of which are currently leased on month-to-month gross leases, allowing an opportunity for new owner to occupy the entire building, or as a revenue-generating investment. This versatile building includes three restrooms (two on the first floor and one upstairs), a welcoming reception area, a break room, ample storage, and abundant parking for tenants and visitors. The all-brick exterior and professionally landscaped grounds create a professional and inviting atmosphere. Located on W Huntsville Ave, which sees approx. 23,000 VPD and approx. 1 mile from I-49, which sees around 105,000 VPD. Don't miss out on this exceptional investment opportunity

## PROPERTY HIGHLIGHTS

- +/- 7,248 SF Executive Office Building
- Well-Maintained Exterior and Common Areas
- 6 out of 8 Suites are Leased
- Owner-User or Investment Opportunity

## OFFERING SUMMARY

Sale Price:	\$1,599,900
Number of Units:	8
Lot Size:	0.47 Acres
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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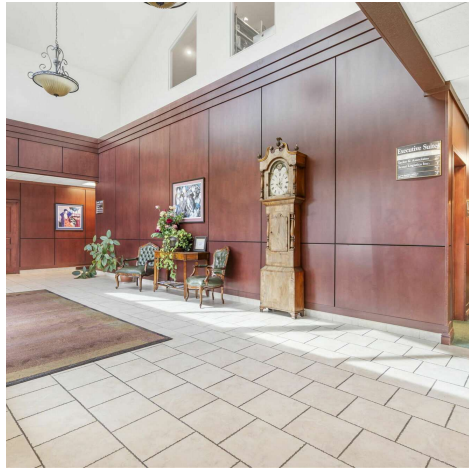
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 7,248 SF EXECUTIVE OFFICE BUILDING FOR SALE**



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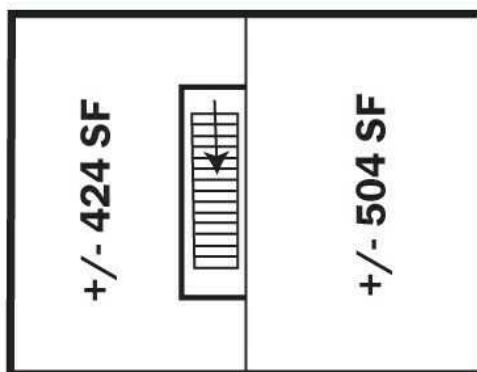
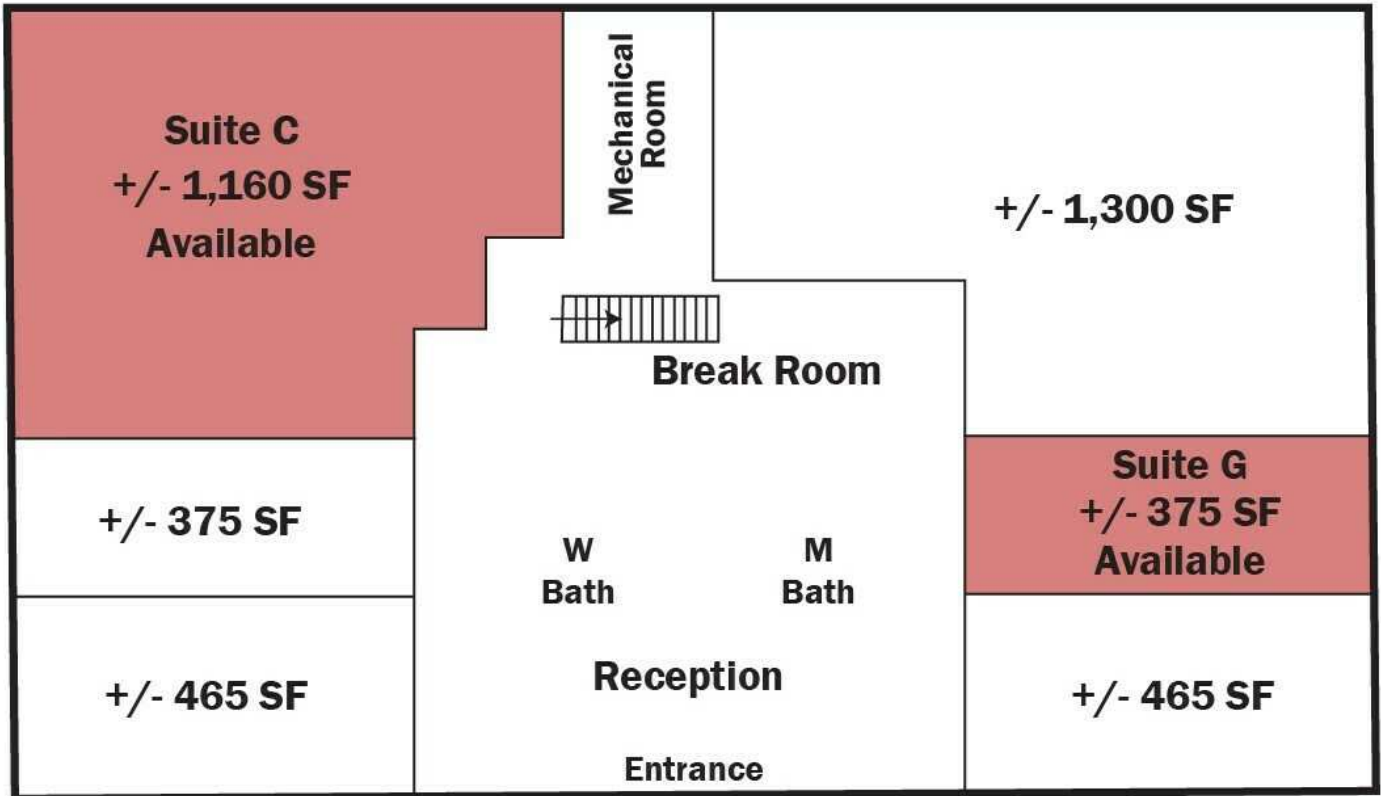
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## Main Level



## Second Level

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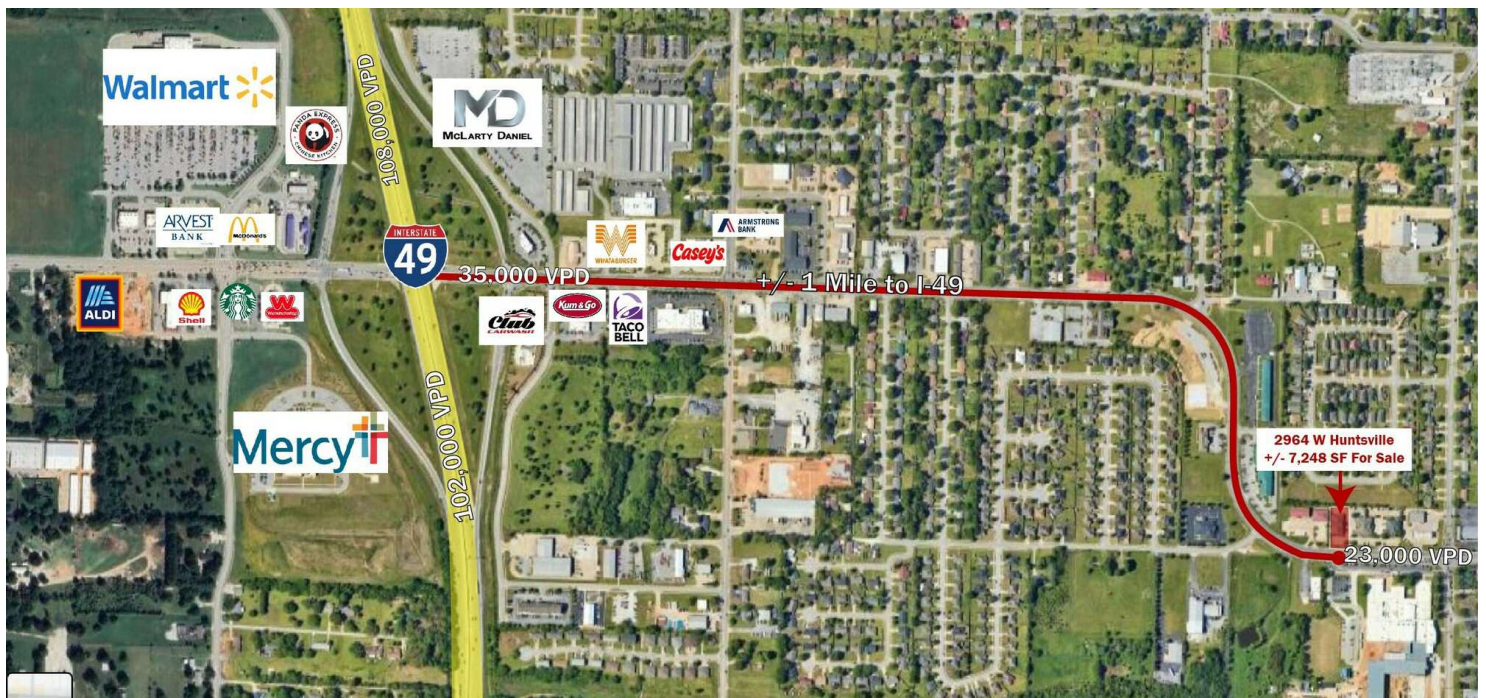
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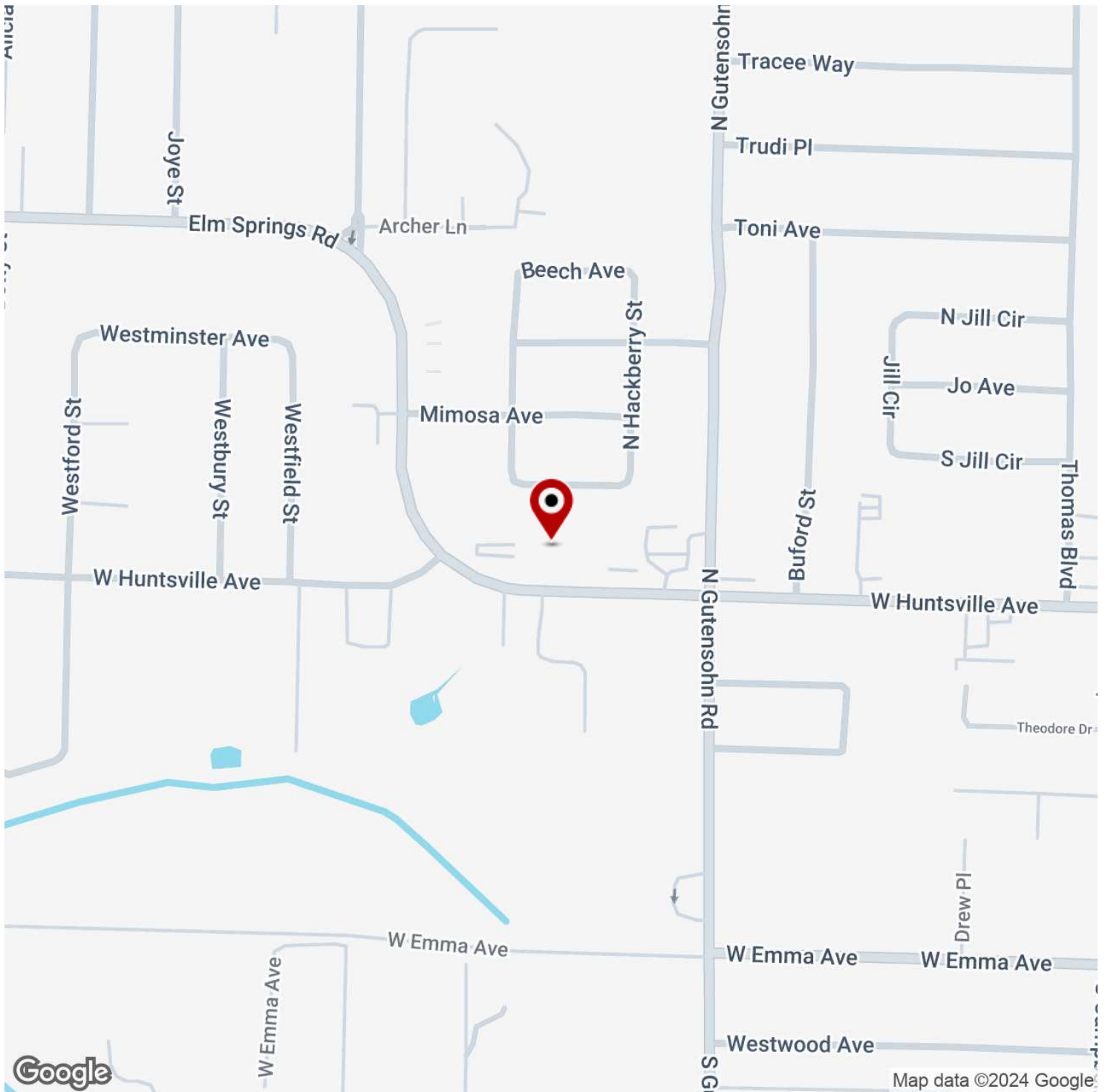
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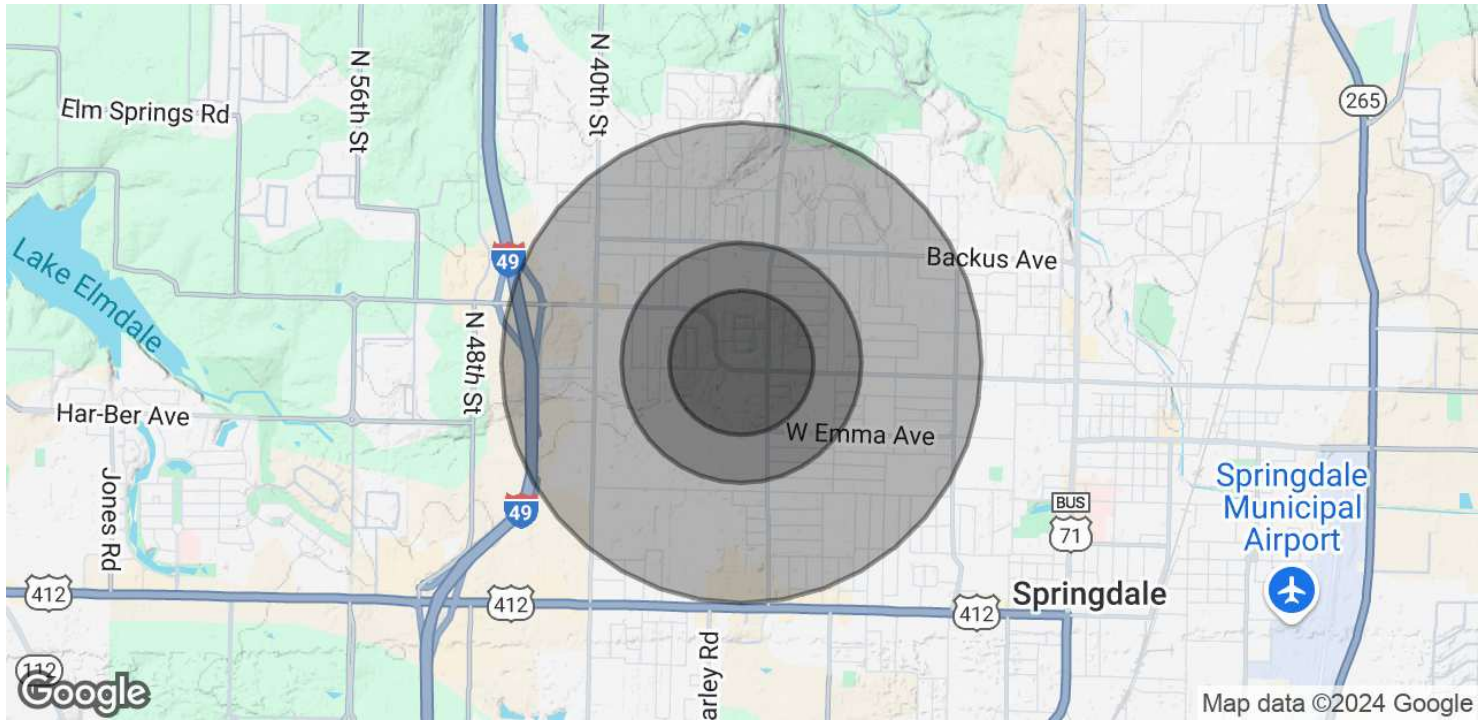
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	756	3,066	11,309
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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