

The Plaza at Siloam Springs



3200 E HWY 412, SILOAM SPRINGS, AR 72761

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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Curtis Jared

President & CEO

417.877.7900 x111

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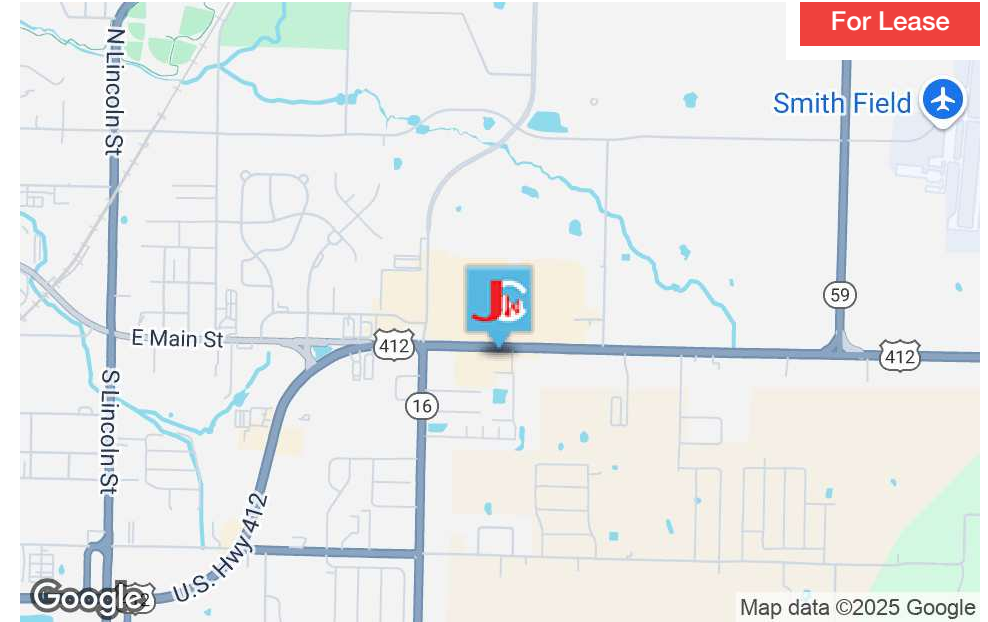
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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EXECUTIVE SUMMARY



For Lease

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	11,273 SF
Available SF:	1,510 - 8,173 SF
Lot Size:	1.25 Acres
Number of Units:	7
Zoning:	Commercial
Market:	Siloam Springs, AR

PROPERTY OVERVIEW

Experience the ideal location for your business at 3200 E Hwy 412, Siloam Springs, AR, 72761. This outstanding property offers exceptional visibility, ensuring maximum exposure for your business. With 58 dedicated parking spaces, customers will enjoy easy access, making their visit convenient and hassle-free. The high traffic count in the area presents a prime opportunity to capture the attention of potential clients. Situated across from the bustling Walmart Super Center, this property benefits from unparalleled exposure and an advantageous location. Take advantage of this premier leasing opportunity and elevate your business to new heights at this prime commercial space.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 58 Parking Spaces.
- High Traffic Count.
- Sits Across from Walmart Super Center.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,510 - 8,173 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	2,113 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.
30	Available	1,516 SF	NNN	\$25.00 SF/yr	In-Line.
40	Available	1,510 SF	NNN	\$25.00 SF/yr	In-Line.
50	-	1,510 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.

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SITE PLAN

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JARED
Commercial & Management

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RETAILER MAP

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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

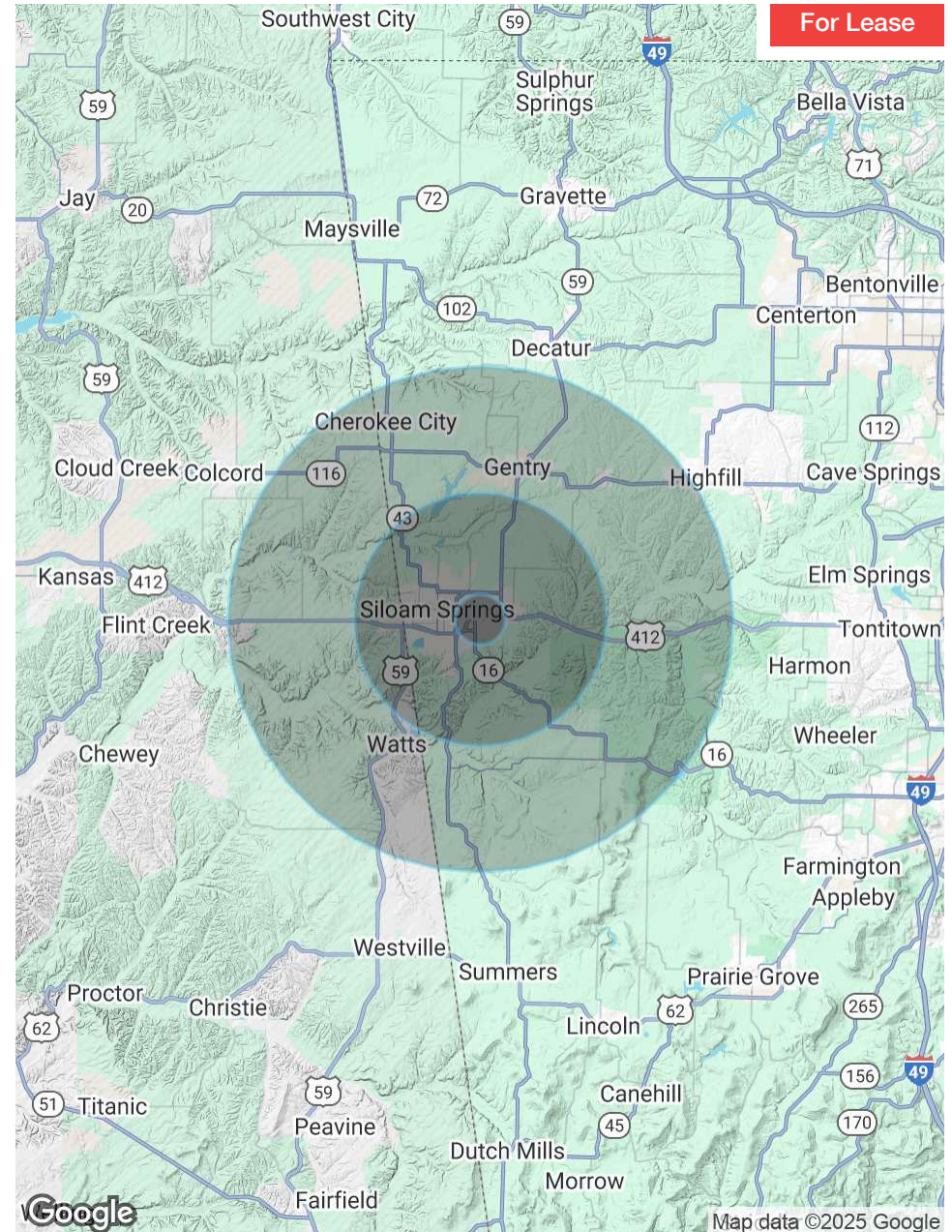
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,234	23,065	36,258
Average Age	26.2	29.7	32.0
Average Age (Male)	26.5	31.6	33.2
Average Age (Female)	27.2	30.4	32.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,029	7,921	12,820
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$51,944	\$50,815	\$51,127
Average House Value	\$119,767	\$117,892	\$121,086

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
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417.877.7900

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ADVISOR BIO

For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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