

+/- 3,149 SF OFFICE FOR SALE & LEASE

5876 ELM SPRINGS RD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime office space available just 0.5 miles from one of the busiest Walmart Supercenters, designated as a "Test Store". Ideal for a wide range of businesses - whether you're in the service industry and looking for a central office hub, a home daycare center, a therapy/physical therapy office, or a tutoring center, the possibilities are endless! This property features 3 versatile rooms that could be used as offices, 3 restrooms, a kitchen, and two rooms that could be used as reception/waiting areas. Additionally, the property includes a spacious yard, offering flexibility for various business needs. This office space sits on +/- 0.70 acres, with a majority of the property zoned C-2, and a small piece zoned A-1. Located near several top businesses like Aldi, Arvest Bank, Starbucks, Firehouse Subs, and Shell Gas Station; also located less than a mile from I-49, which sees around 108,000 VPD. This location offers unbeatable visibility and convenience. Don't miss out on this incredible opportunity!

PROPERTY HIGHLIGHTS

- Spacious +/- 3,149 SF Building
- Versatile Layout Ideal for Office Space
- Well-Maintained
- High Visibility for Business Exposure

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (NNN)
Available SF:	3,149 SF
Lot Size:	0.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,164	12,668	29,860
Total Population	3,406	36,447	85,454
Average HH Income	\$147,574	\$102,581	\$99,063

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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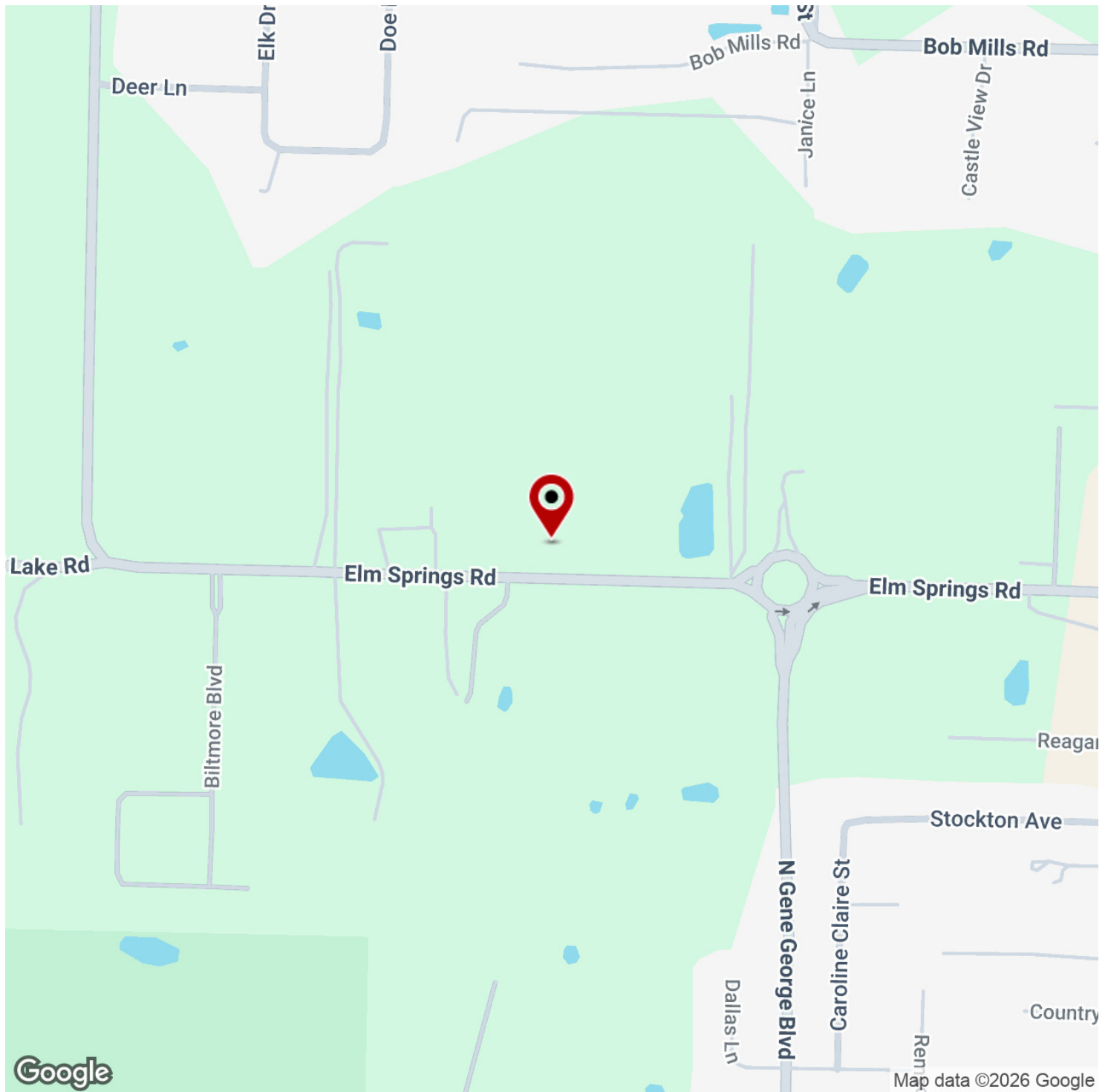
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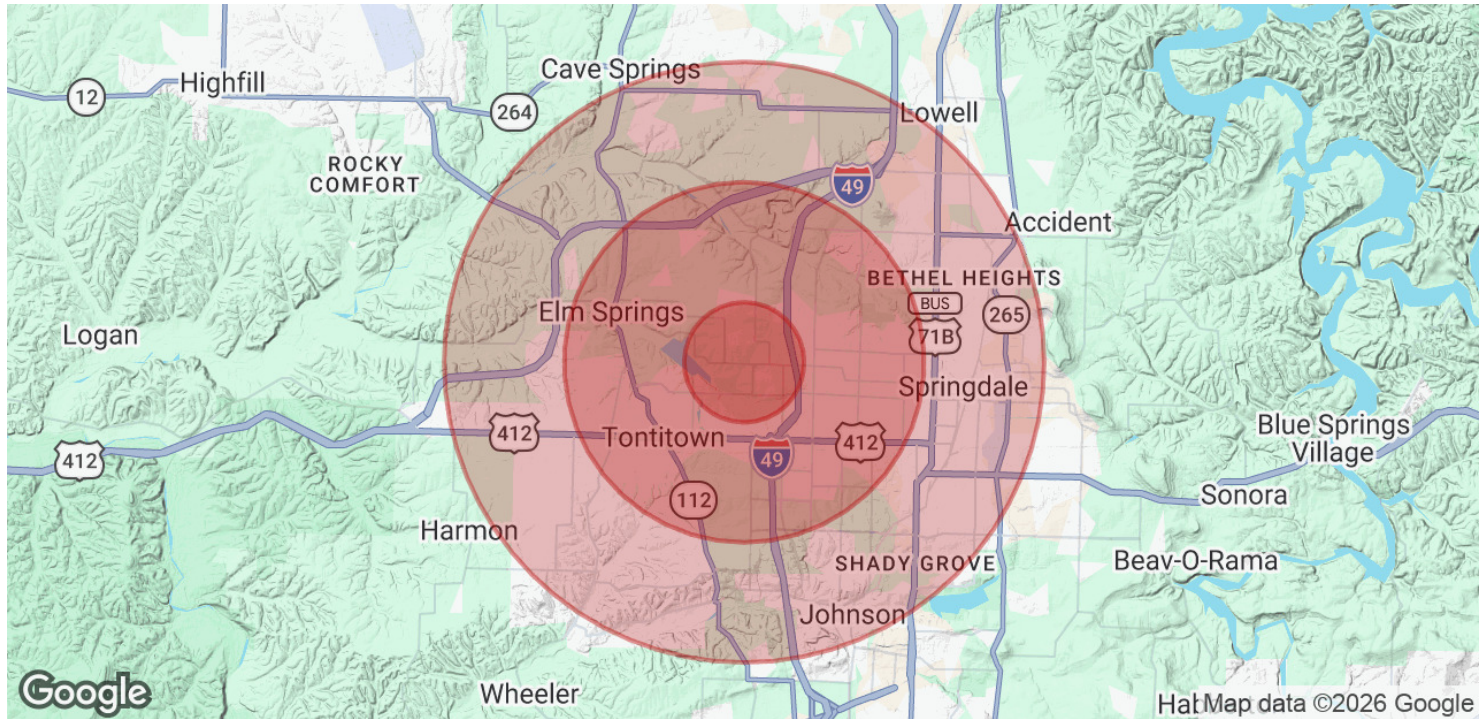
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,406	36,447	85,454
Average Age	35.1	34.1	33.8
Average Age (Male)	33.6	32.3	32.9
Average Age (Female)	35.6	34.3	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,164	12,668	29,860
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$147,574	\$102,581	\$99,063
Average House Value	\$356,167	\$285,797	\$302,254

2023 American Community Survey (ACS)

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