



HAR-BER CROSSINGS PLAZA

1395 E. Henri De Tonti Blvd., Springdale, AR 72762



PROPERTY DESCRIPTION

Looking for the perfect place to grow your business? Don't miss this rare opportunity in Har-Ber Crossing Plaza, a thriving strip center on W Sunset Ave - one of Springdale's busiest roads with 35,000+ VPD! Perfectly located where Springdale meets Tontitown, just minutes from I-49, Arvest Ballpark, and Arkansas Children's Hospital. Enjoy high visibility, ample parking, easy access, and a strong tenant mix in one of the fastest-growing markets in the country. Opportunities like this don't last - Act now!

PROPERTY HIGHLIGHTS

- A thriving strip center with excellent tenant mix
- Springdale meets Tontitown, this fantastic location is situated on the busiest roads in town!
- Major road frontage on West Sunset Avenue, which is traveled by over 35,000 VPD!
- Less than two miles from the new Arkansas Children's Hospital, Arvest Ballpark, and busy I-49!

OFFERING SUMMARY

Lease Rate:	\$19.00 - 24.00 SF/yr (NNN; MG)
Available SF:	1,250 - 4,387 SF
Lot Size:	8.54 Acres
Building Size:	85,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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

Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712

PRIME OFFICE/RETAIL SPACES FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,250 - 4,387 SF	Lease Rate:	\$19.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7321 Sunset Ave Suite E	Available	4,387 SF	NNN	\$19.00 SF/yr	-
7321 Sunset Ave Suite E-1	Available	2,000 SF	NNN	\$24.00 SF/yr	-
7321 W Sunset Ave Suite E-2	Available	2,000 SF	NNN	\$23.75 SF/yr	-
7321 Sunset Ave Suite D1	Available	1,650 SF	NNN	\$20.00 SF/yr	-

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7321 SUNSET SUITE E

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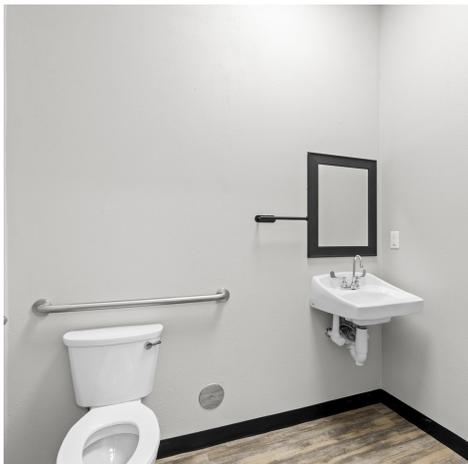
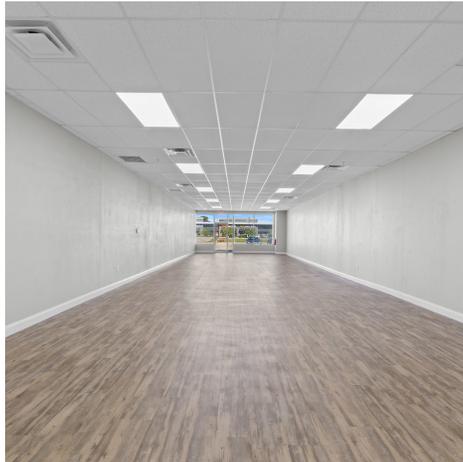
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7321 SUNSET SUITE D1

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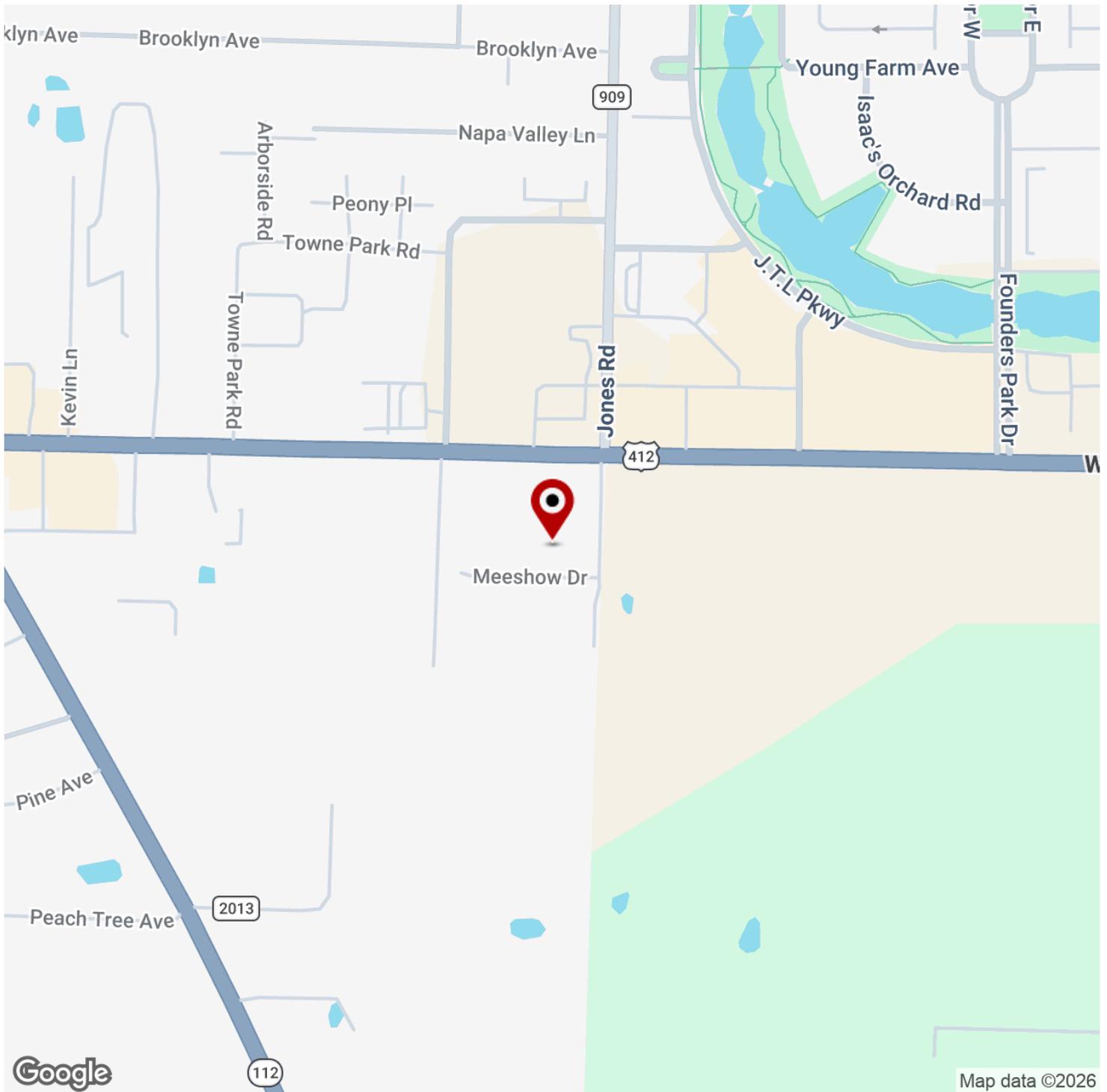
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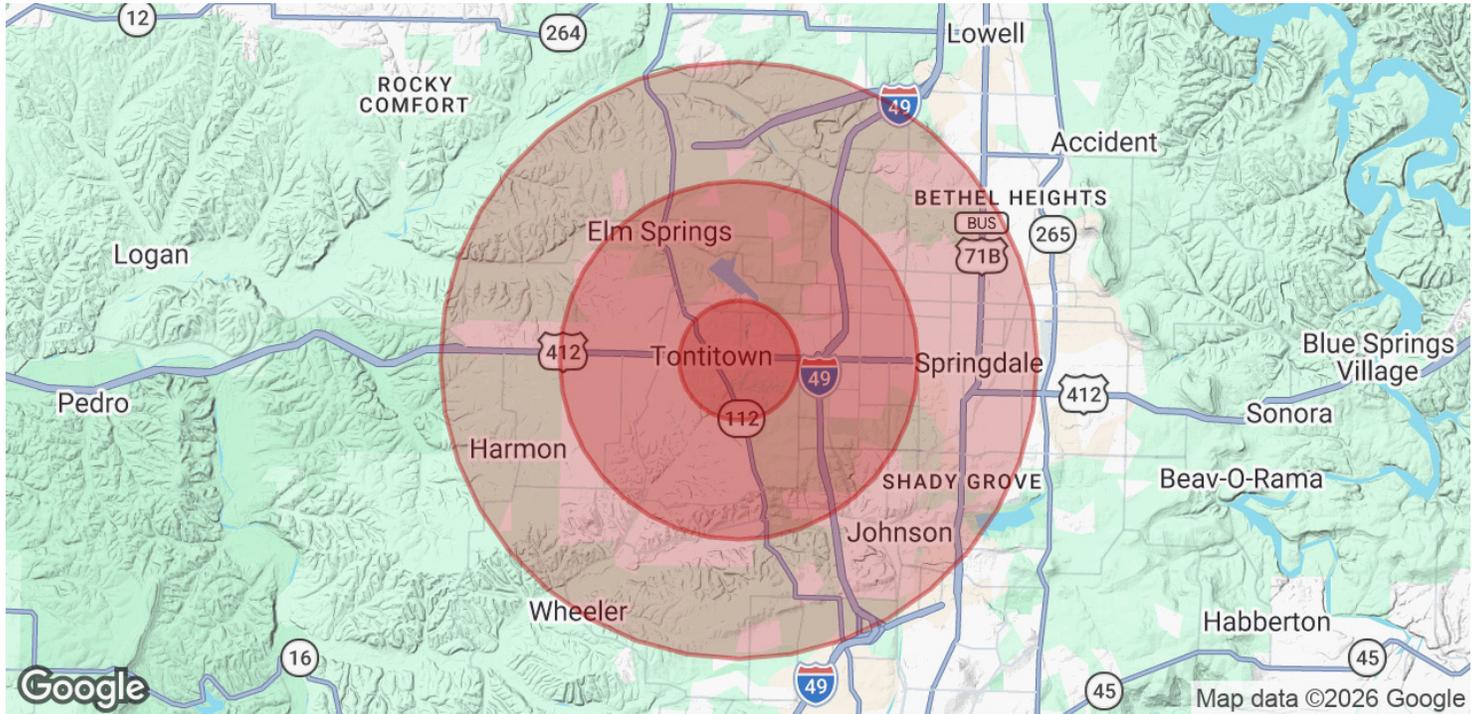
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

2020 American Community Survey (ACS)

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