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RESTAURANT/RETAIL SPACE FOR SUBLEASE

1345 E Henri De Tonti Blvd, Springdale, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering For Sublease

Sublease Rate \$23.40/SF

Address 1345 E Henri De Tonti Blvd

City/State Springdale, AR 72762

Property Type Restaurant/Retail

Available Space Suite A – ±1,589 SF

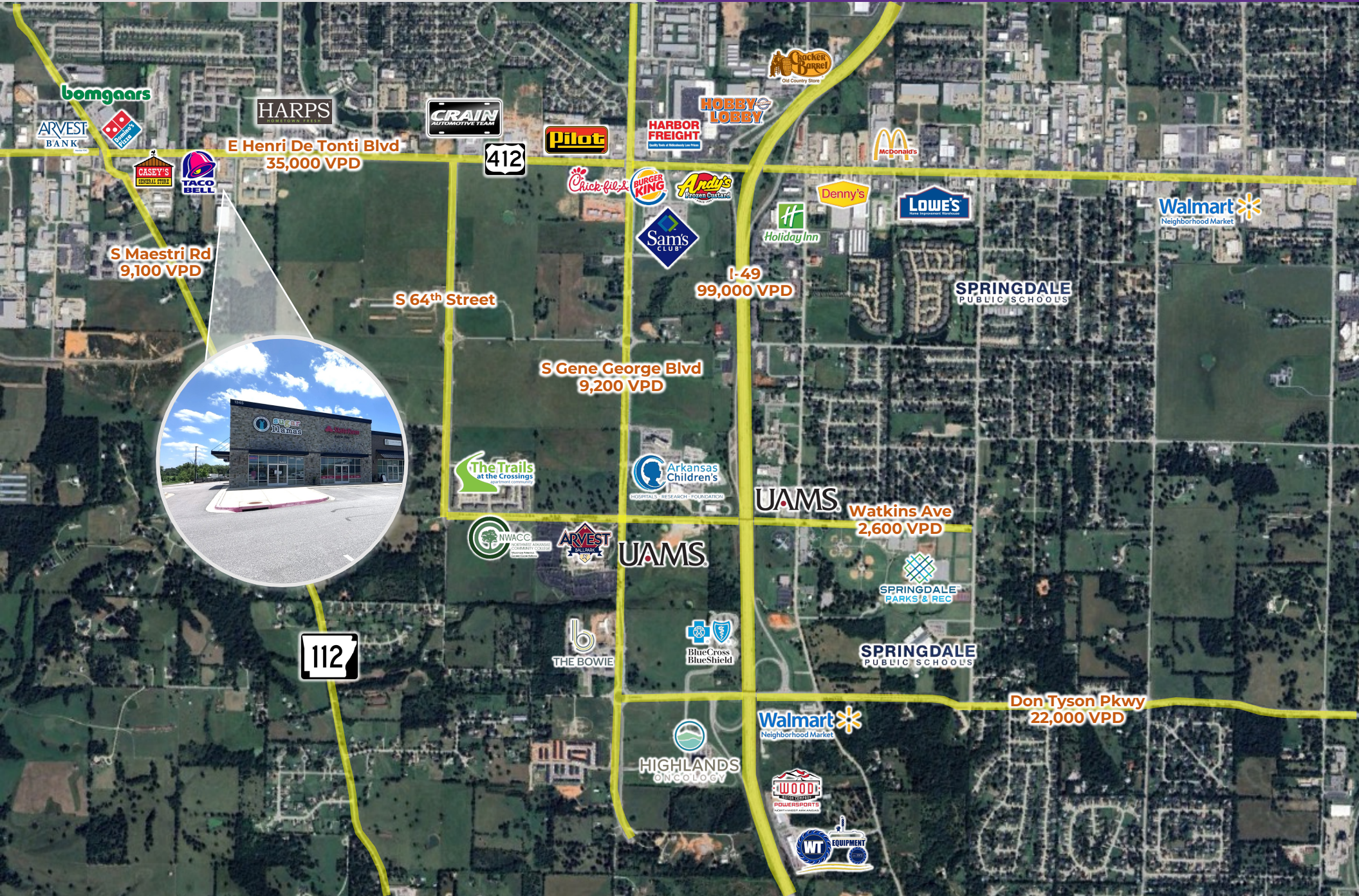
Traffic Counts

- E Henri De Tonti Blvd – 35,000 VPD
- Hwy 112/S Maestri Rd – 9,100 VPD

PROPERTY HIGHLIGHTS

- Former donut/coffee/ice cream shop with drive-thru
- The space is equipped with counters, granite countertops and hanging lights
- 3-compartment sink, vent hood, and freezer/refrigerator are negotiable
- Co-tenants include State Farm Insurance, Curated Health, Little Caesars, Envy Apparel, Project Lean Nation, and Activate IV and Cryotherapy
- High visibility location along E Henri De Tonti Blvd (35,000 VPD)
- 1.4 miles to I-49 (99,000 VPD)
- 3 years remaining on Initial Sublease Term







Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home to the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	26,663	79,423	279,496
Households	9,686	28,025	103,005
Average Age	38.3	36.9	35.3
Average Household Income	\$117,626	\$105,114	\$107,278
Businesses	899	2,542	8,112

**Demographic details based on property location*

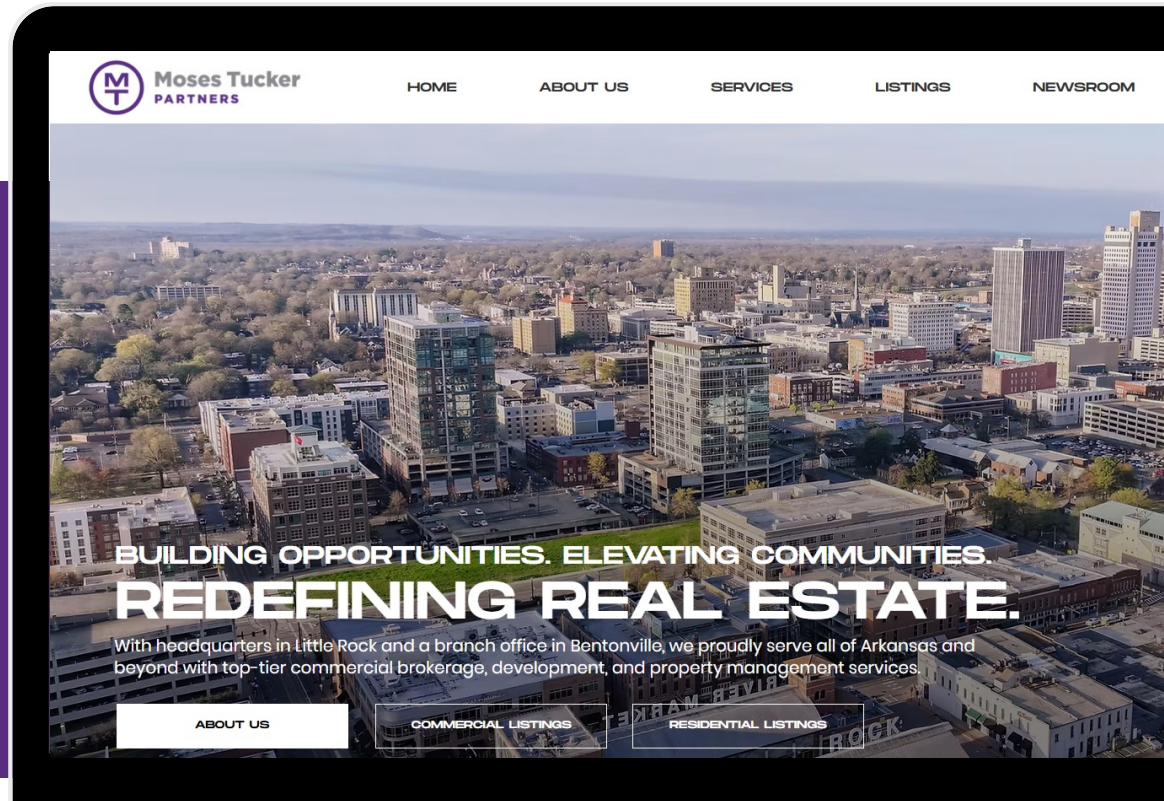
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