



FOR LEASE

Starting At:

\$34.00 PSF NNN

Contact us:

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Southeast Corner of Highway 412 & Willard Street Springdale, Arkansas

Property Amenities

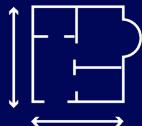
- New construction retail buildings for lease
- 2,000 to 12,000 square feet available (34,000 square feet total)
- Highly visible, hard to penetrate corridor of Springdale
- Highway 412 (W Sunset Ave) frontage with 38,000 cars per day
- Expected delivery of Q4 2024

New construction Class "A" retail buildings pre-leasing for the fourth quarter of 2024 located on bustling W Sunset Avenue in Springdale, Arkansas. The property is slightly east of the Interstate 49 and Highway 412 intersection and is minutes from Springdale's Care Corridor. The property benefits from the surrounding dense residential neighborhoods and location on the city's major retail and business corridor. Potential for drive-thru and patio with ample well-lit parking.



CADENCE PLAZA - SPRINGDALE ARKANSAS

CADENCE PLAZA



2,000+
SF Minimum



High traffic counts on
W Sunset Avenue
(Highway 412)

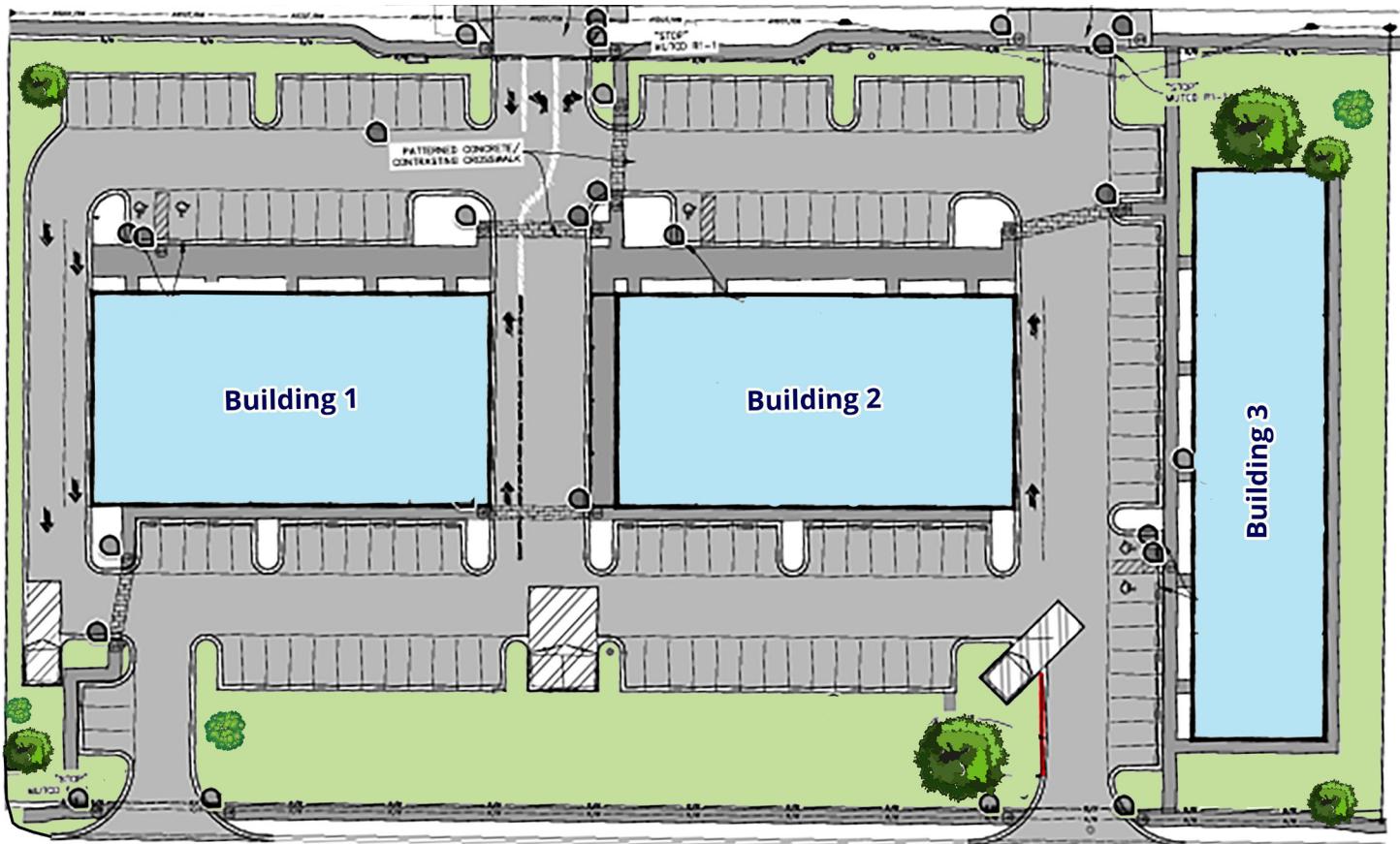


Near Springdale's
Care Corridor with
Multimillion-Dollar
Developments



High Visibility in
Primary Shopping
& Business
Corridor

Leasing Plan



Springdale | Care Corridor

Springdale is located in Washington County at the foothills of the Ozark Mountains. The Oklahoma and Missouri state lines are a half-hour drive away. Springdale is experiencing exponential growth with new additions just south of the project including brand-new state-of-the-art Center for Children's Health & Wellness medical office building, Arkansas Children's Hospital, Highlands Oncology, Trails at Legacy apartments, Arkansas Blue Cross Blue Shield regional office and UAMS Sports & Orthopedic Medicine building at 185,000 square feet. Tyson Foods Inc and George's Inc are both headquartered in Springdale.



Gene George Blvd. is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Medical Mile / Care Corridor. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.

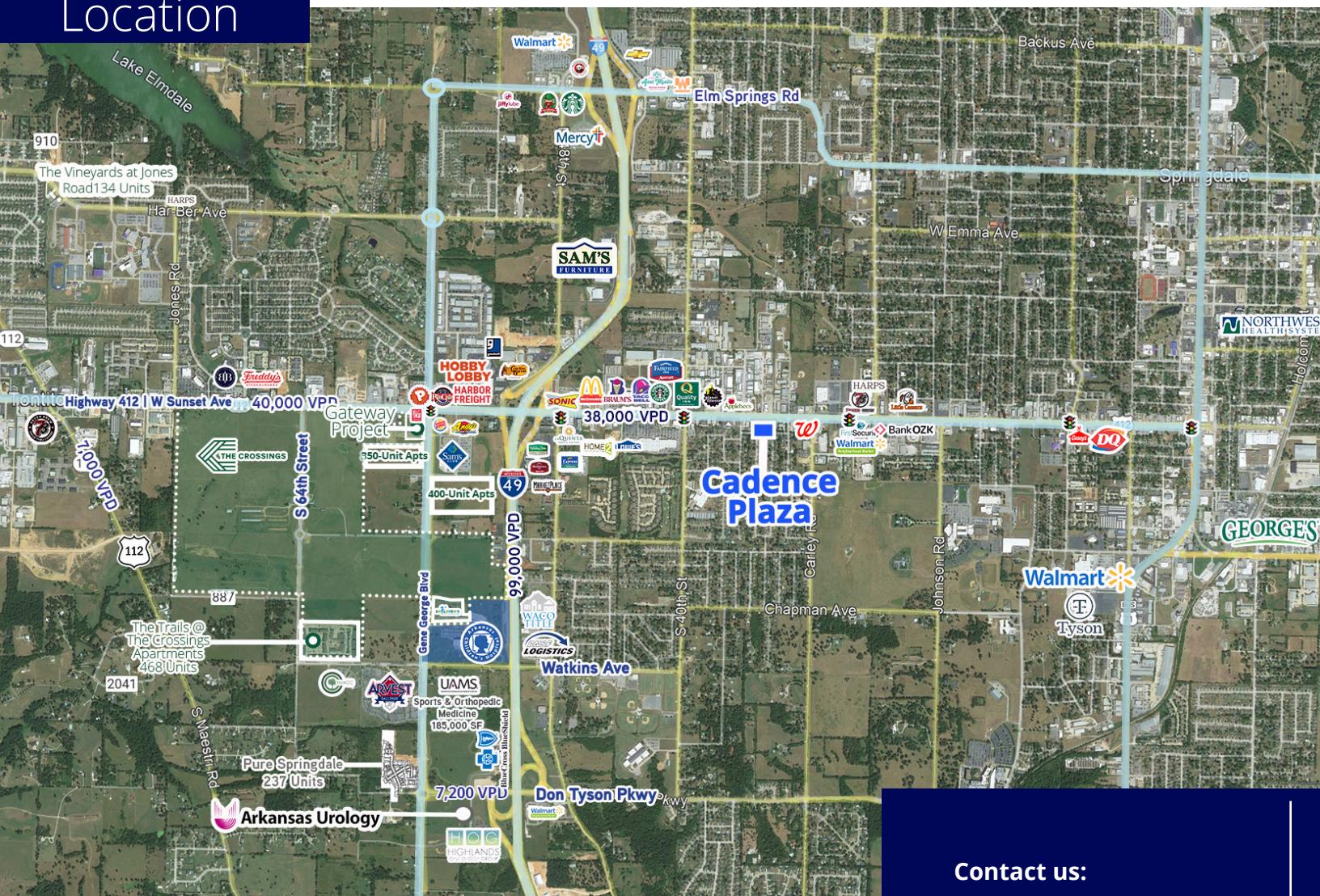
Downtown Springdale is undergoing a revitalization and has turned into a welcoming, vibrant and livable community. New projects include the renovation of Luther George Park, future home to a chocolate factory, and a 77-unit mixed-income apartment development called "Big Emma."



Demographic Summary

Radius / Drive Time	Population (2023)	Average HH Income (2023)	Median Age (2023)
1	3,964	\$102,625	37.6
3	37,712	\$93,985	35.1
5	92,475	\$90,772	33.1
10	266,744	\$94,068	32.0
20	509,964	\$97,480	34.0

Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	7,910	60,707	117,425
Projected Population (2028)	8,327	63,946	125,823
Average HH Income (2023)	\$75,044	\$88,803	\$94,322
Proj. Average HH Income (2028)	\$87,098	\$103,434	\$109,377
Households (2023)	3,004	20,921	40,648

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