

PRIME OFFICE SPACE FOR LEASE

SPRINGDALE BUSINESS CENTER

3291 South Thompson Street, Springdale, AR 72764



PROPERTY DESCRIPTION

Springdale Business Center provides a flexible arrangement for most any type of general office user! These well maintained suites is a rare gems and ready for your growing business! Located along 71 Business, providing you ample exposure and easy visibility for potential customers of the office tenants.

PROPERTY HIGHLIGHTS

- Flexible arrangement for most any type of general office user!
- Located along 71 Business, providing ample exposure and easy visibility
- The modified gross includes everything except for gas/electric bill and a \$175 fee monthly for trash and water!
- The property is just 1.3 miles south of the 412/HWY 71B intersection!
- Springdale Business Center is comprised of 8 well maintained buildings, great landscaping, and is professionally managed!

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$22.50 SF/yr (MG) |
| Available SF: | 2,204 SF |
| Building Size: | 38,397 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,590 | 19,945 | 40,683 |
| Total Population | 7,186 | 56,843 | 110,295 |
| Average HH Income | \$55,355 | \$53,670 | \$55,228 |

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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Suite 203
Bentonville, AR 72712

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LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 2,204 SF | Lease Rate: | \$22.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------------|-----------|-----------|----------------|---------------|-------------|
| 3291 S Thompson Suite E104- E105 | Available | 2,204 SF | Modified Gross | \$22.50 SF/yr | - |

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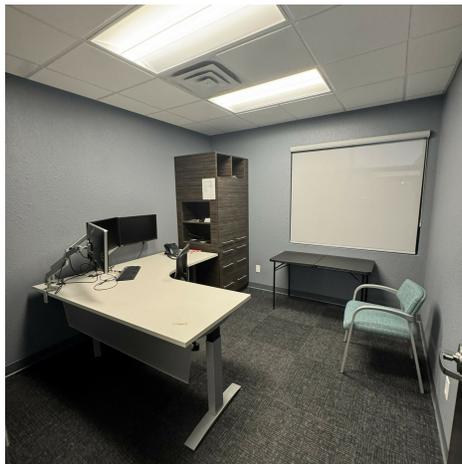
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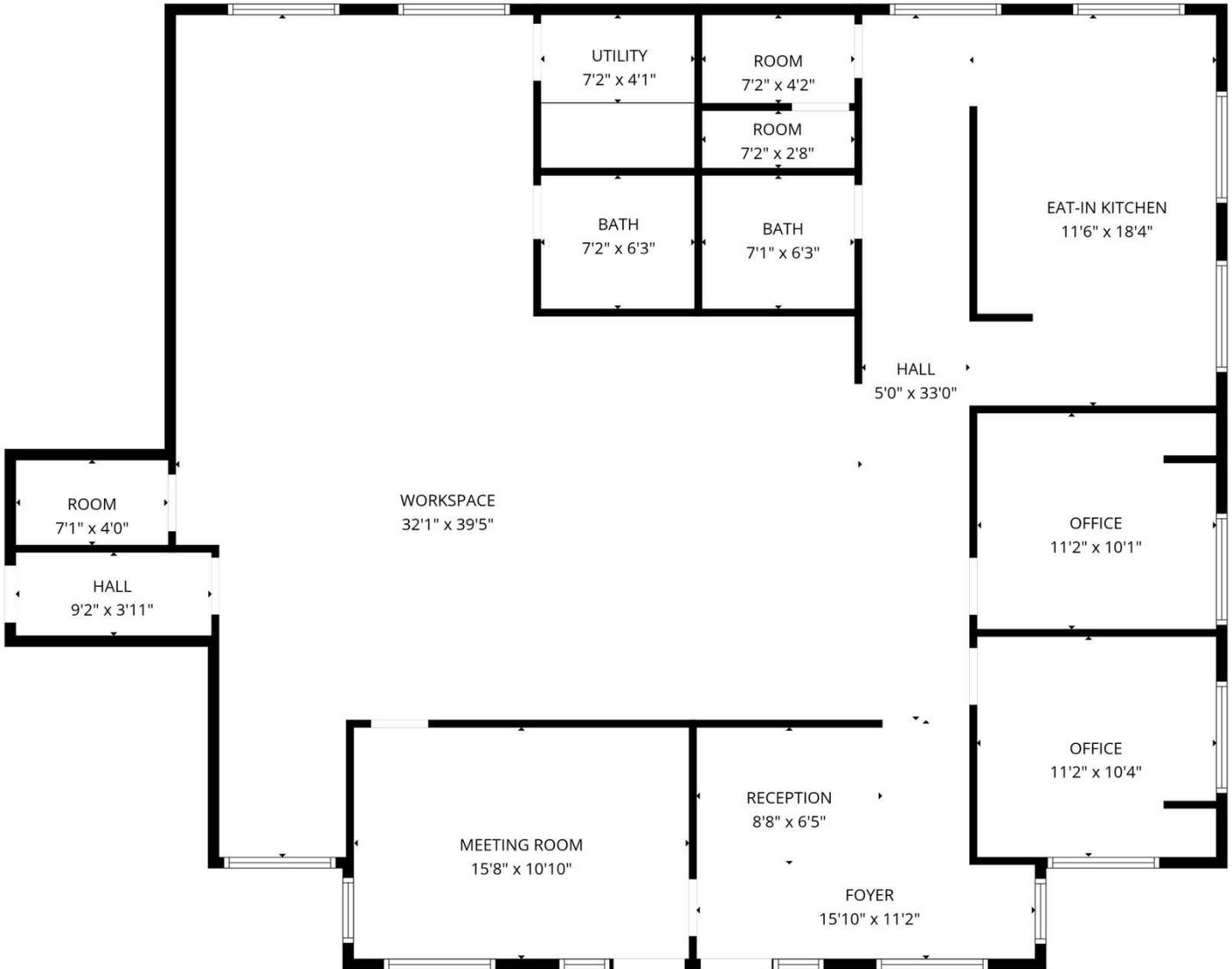
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Suite E104 -E105 Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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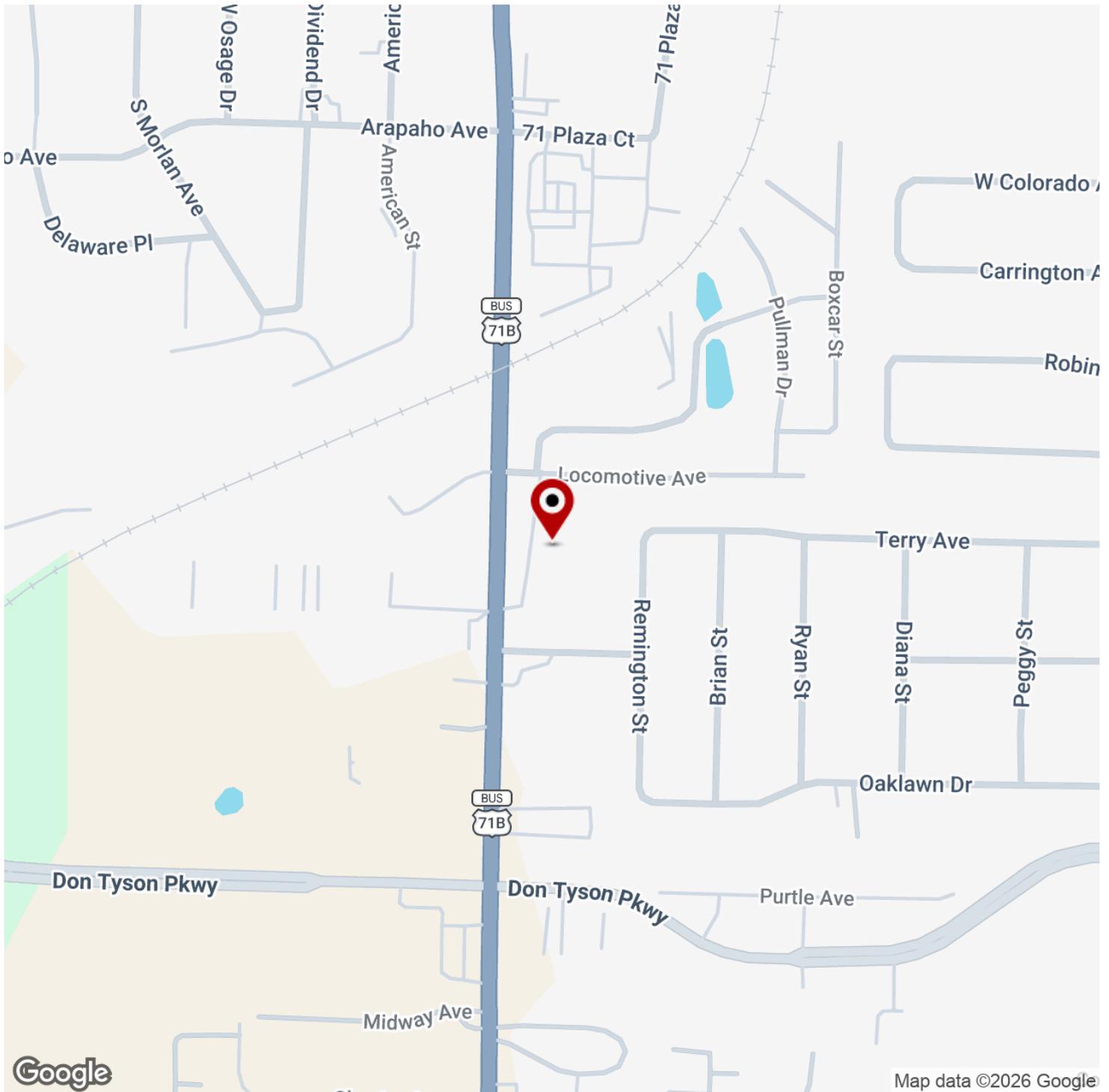
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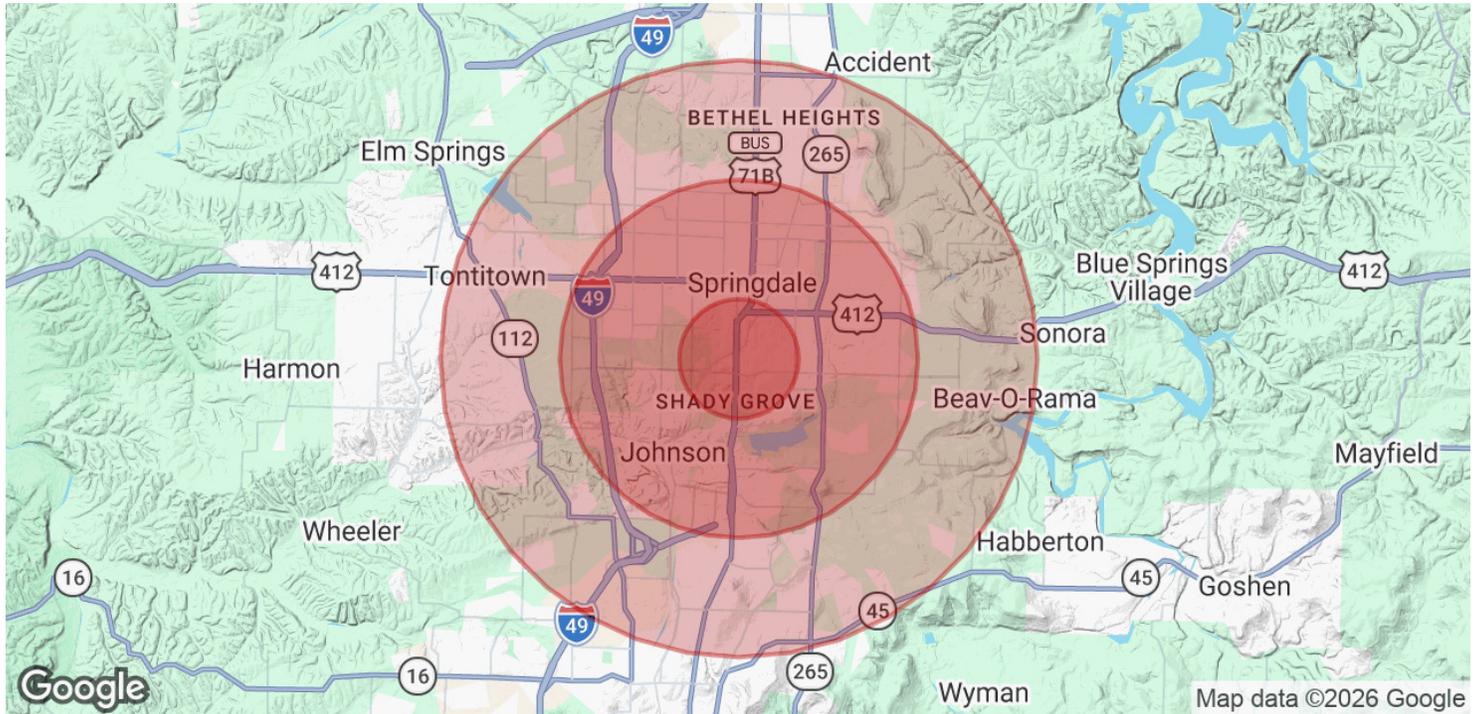
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 7,186 | 56,843 | 110,295 |
| Average Age | 29.7 | 30.2 | 30.7 |
| Average Age (Male) | 28.7 | 29.3 | 30.0 |
| Average Age (Female) | 31.4 | 31.7 | 31.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,590 | 19,945 | 40,683 |
| # of Persons per HH | 2.8 | 2.8 | 2.7 |
| Average HH Income | \$55,355 | \$53,670 | \$55,228 |
| Average House Value | | \$166,544 | \$192,015 |

2020 American Community Survey (ACS)

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