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TURNKEY RESTAURANT FOR LEASE

1100 48th Place, Springdale, AR



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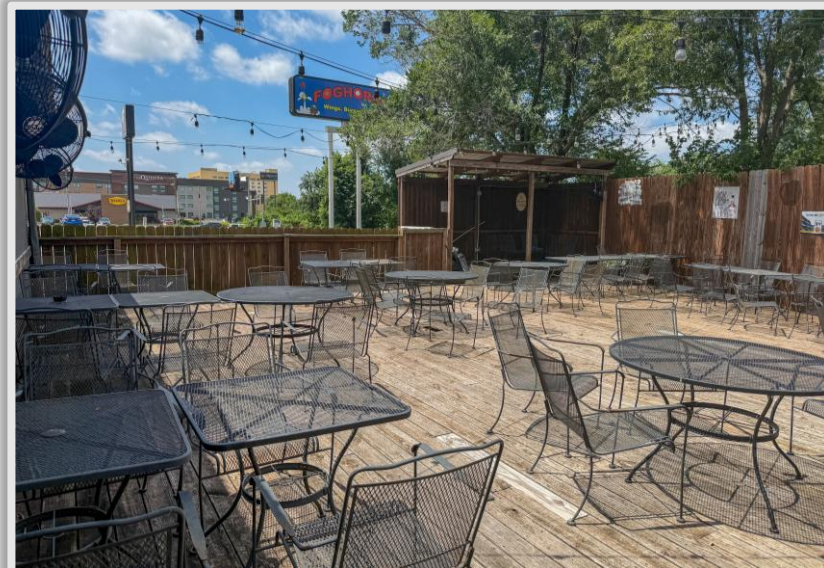
Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$21.00/SF NNN
Address	1100 48 th Place, Springdale, AR 72762
Property Type	Restaurant
Building Size	±4,436 SF
Lot Size	±0.59 Acres
Zoning	C-5 (Thoroughfare Commercial District)
Traffic Counts	○ W Sunset Ave – 42,000 VPD ○ I-49 – 105,000 VPD

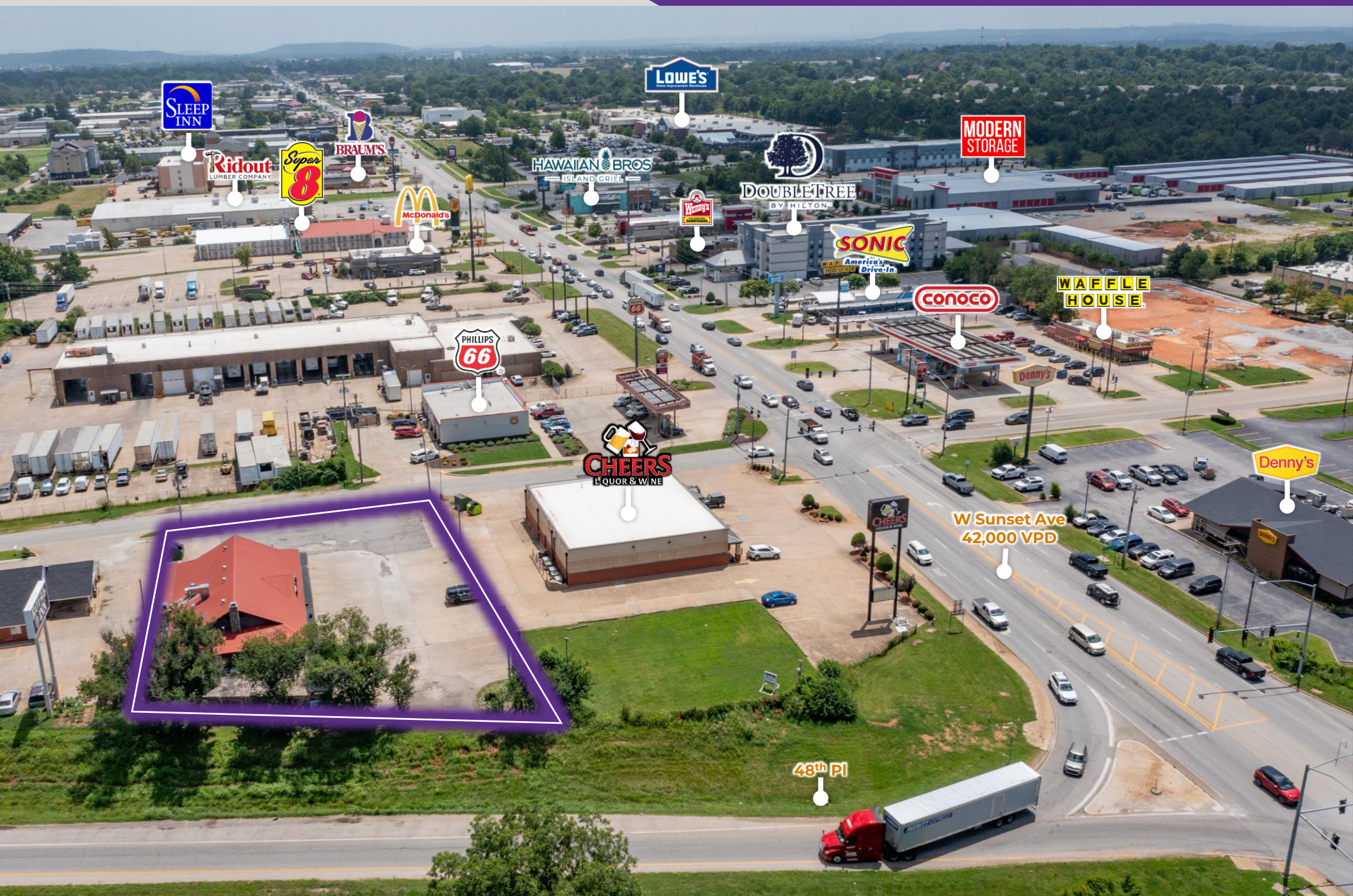
PROPERTY HIGHLIGHTS

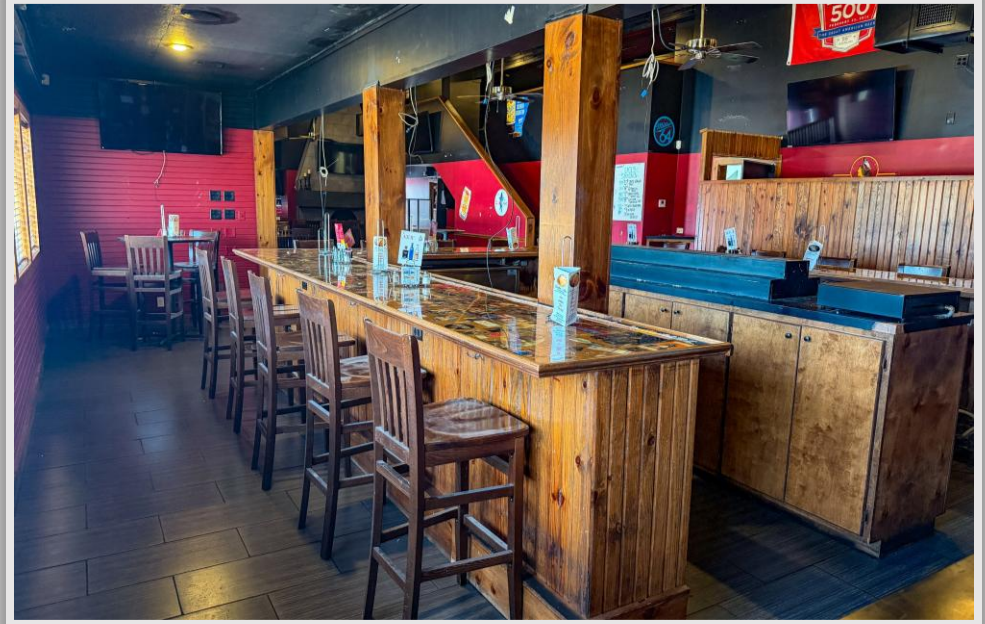
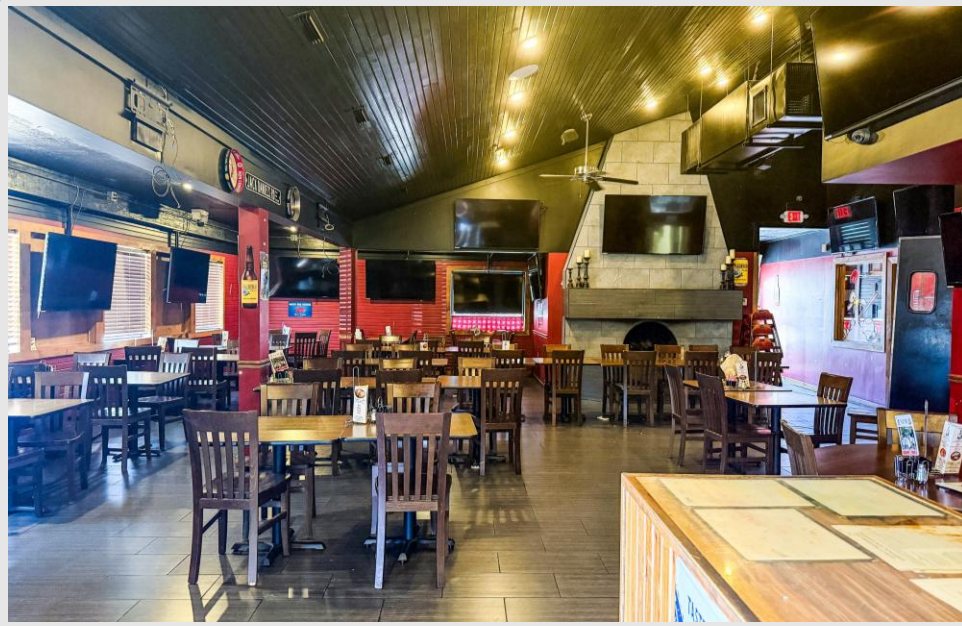
- Fully built-out, turnkey restaurant featuring a ready-to-operate kitchen and bar with patio, plus the flexibility to utilize all or select existing equipment as needed
- Easy access and visibility from one of the busiest intersections in NWA
- Includes rare pole signage along I-49 to enhance exposure
- Strategically positioned in the core of the Northwest Arkansas with numerous major developments under construction and planned nearby
- Benefit from proximity to a dense concentration of national retailers such as Sam's Club, Chick-Fil-A, Lowe's, Walmart and many more













Springdale, AR



Springdale is one of the fastest-growing communities in Northwest Arkansas and a key component of the nationally recognized Fayetteville–Springdale–Rogers MSA. The city's population has grown from approximately 69,800 residents in 2010 to more than 90,600 residents in 2025, driven by strong job creation, business expansion, and continued in-migration. As home to Tyson Foods' global headquarters and surrounded by major corporate ecosystems anchored by Walmart, Sam's Club, and J.B. Hunt, Springdale offers a deep labor pool, a diverse economy, and exceptional regional connectivity. Continued growth in healthcare, logistics, manufacturing, professional services, and technology sectors has helped maintain one of the strongest employment markets in the region.

The city continues to attract significant public and private investment through downtown revitalization initiatives, infrastructure improvements, new housing developments, and quality-of-life projects designed to support long-term growth. Springdale's momentum is further reinforced by national recognition, including its inclusion among the Top 50 Best Places to Live by U.S. News & World Report and the Northwest Arkansas region's ranking as the #1 Best-Performing Large Metro in the United States by the Milken Institute. With a business-friendly environment, strategic location in the heart of Northwest Arkansas, and ongoing investment in workforce and community development, Springdale remains one of the most compelling commercial real estate markets in Arkansas and the broader Mid-South region.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	49,602	112,802	288,827
Households	17,123	38,732	106,097
Average Age	37.2	35.8	35.5
Average Household Income	\$107,540	\$111,188	\$118,230
Businesses	1,680	3,690	8,525

**Demographic details based on property location*

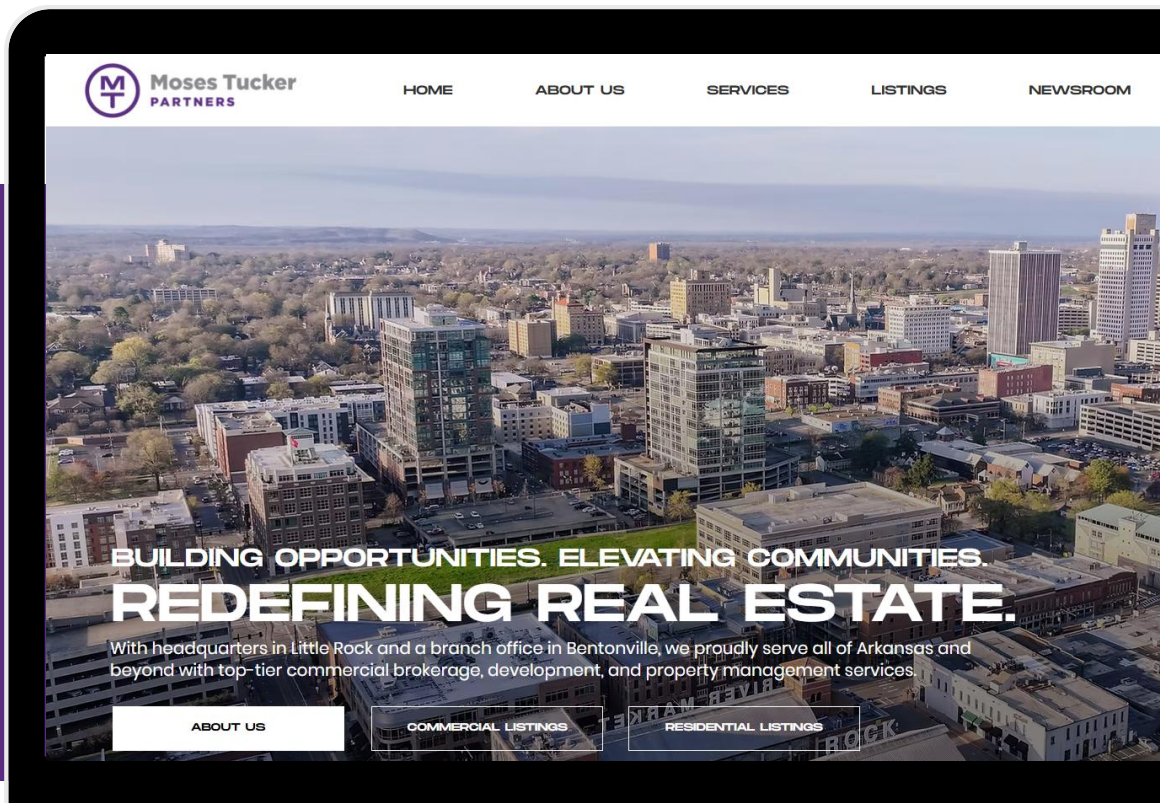
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