

+/- 23,500 SF RETAIL BUILDING FOR SALE & LEASE

3758 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Prime +/- 23,500 retail building on +/- 1.48 acres available along HWY 412, boasting approx. 29,000 VPD. Situated near high-traffic national retails such as Starbucks, Jiffy Lube, Lowe's, Popeye's, and just 0.5 miles from Walmart Supercenter, this location ensures maximum visibility and convenience. This property features 17 parking spaces, 1 drive-in door (8'x8'), 1 loading dock (8'x8'), a large showroom floor, manager's office, and two private restrooms. Conveniently zoned C-2, and previously used as a furniture store, this versatile property is ideal for retail, warehouse, or mixed-use businesses, offering endless potential in a thriving commercial corridor. Don't miss this rare opportunity to secure a prime location in a bustling area!

PROPERTY HIGHLIGHTS

- +/- 23,524 SF Retail/Warehouse Building
- Sits on +/- 1.48 Acres
- 29,000 VPD on Hwy 412
- Situated in a Thriving Commercial corridor
- Zoned C-2 for Commercial Use

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	23,524 SF
Building Size:	23,524 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	847	6,710	8,885
Total Population	2,252	19,117	25,510
Average HH Income	\$62,292	\$78,721	\$81,525

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

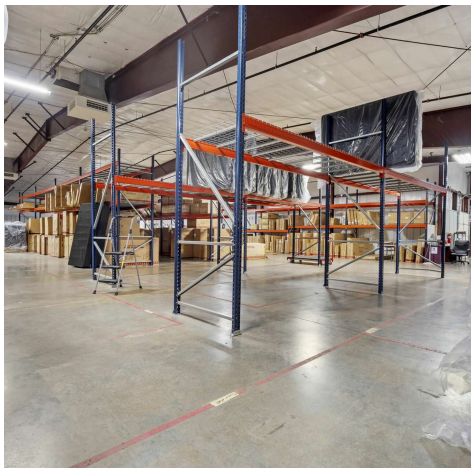
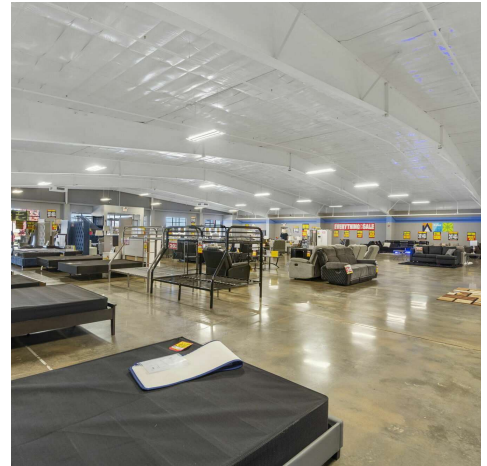
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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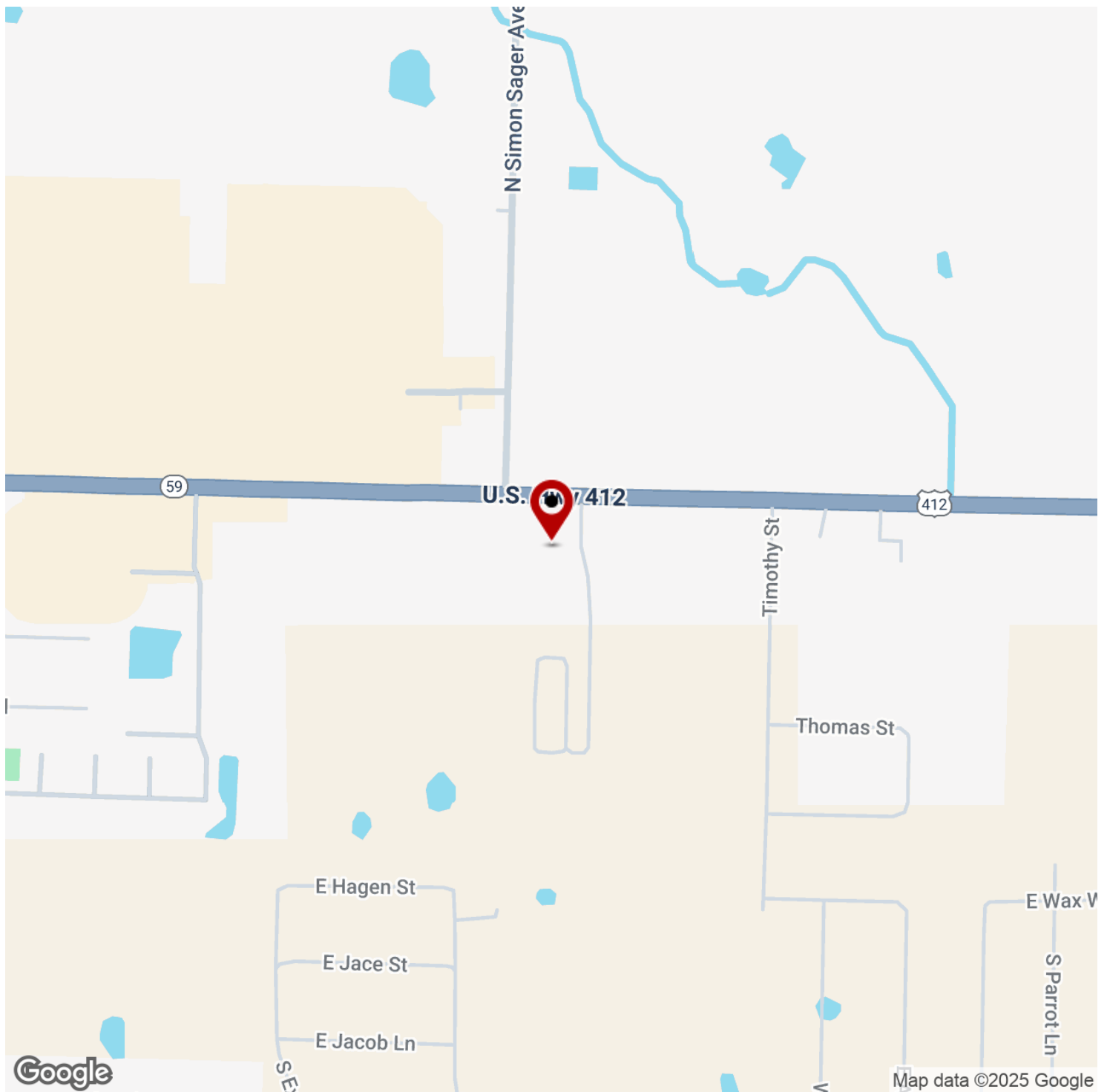
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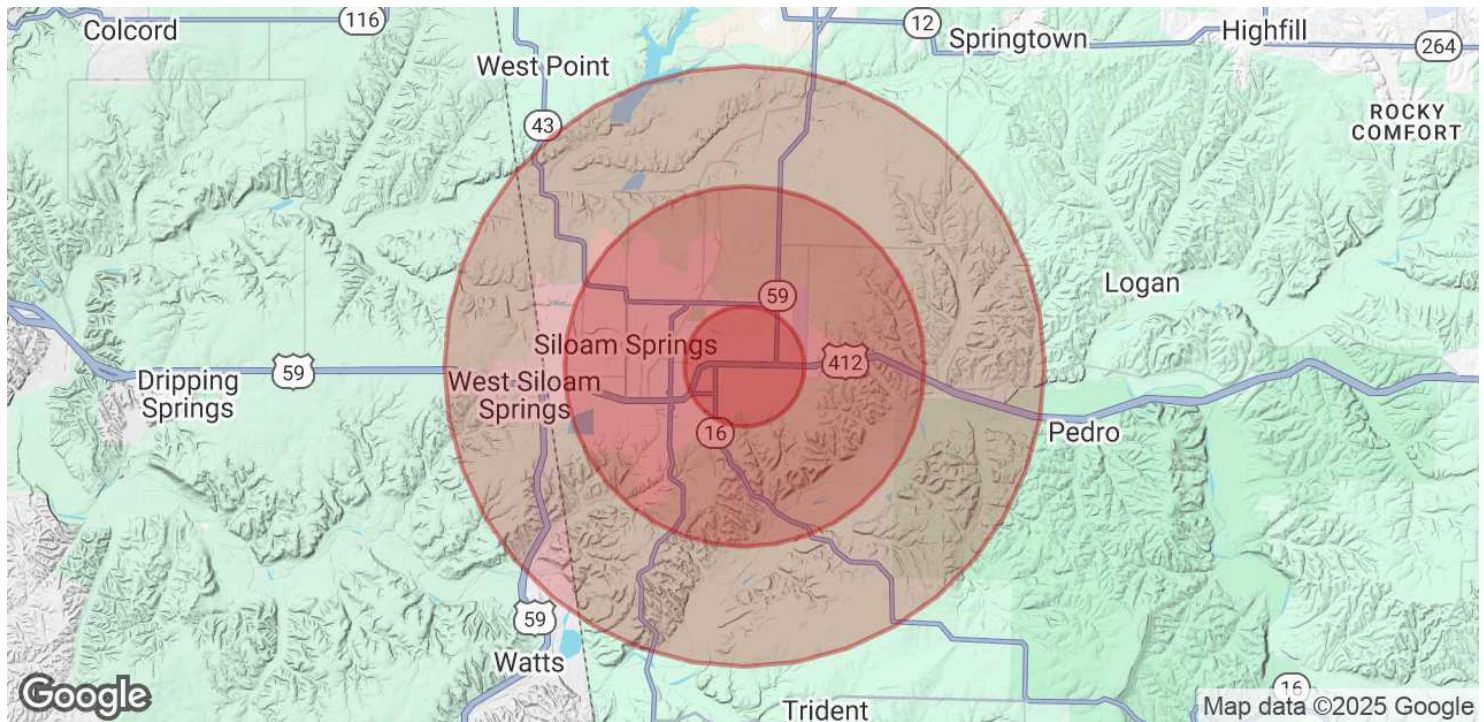
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,252	19,117	25,510
Average Age	36	36	36
Average Age (Male)	35	34	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	847	6,710	8,885
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$62,292	\$78,721	\$81,525
Average House Value	\$329,511	\$303,645	\$318,586

Demographics data derived from AlphaMap

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