





# Macro Aerial

I-49 & Elm Springs Rd | Springdale, AR 72762





## Summary

- **Lease Rate:** Call for Pricing
- **Building Size:** 8,000 SF
- **Available For Lease:** ±1,300-2,800 SF
- **Completion Date:** Available Immediately
- **Co-Tenants:** Pediatric Dentist
- **At Lease:** General Dentist

## Property Overview

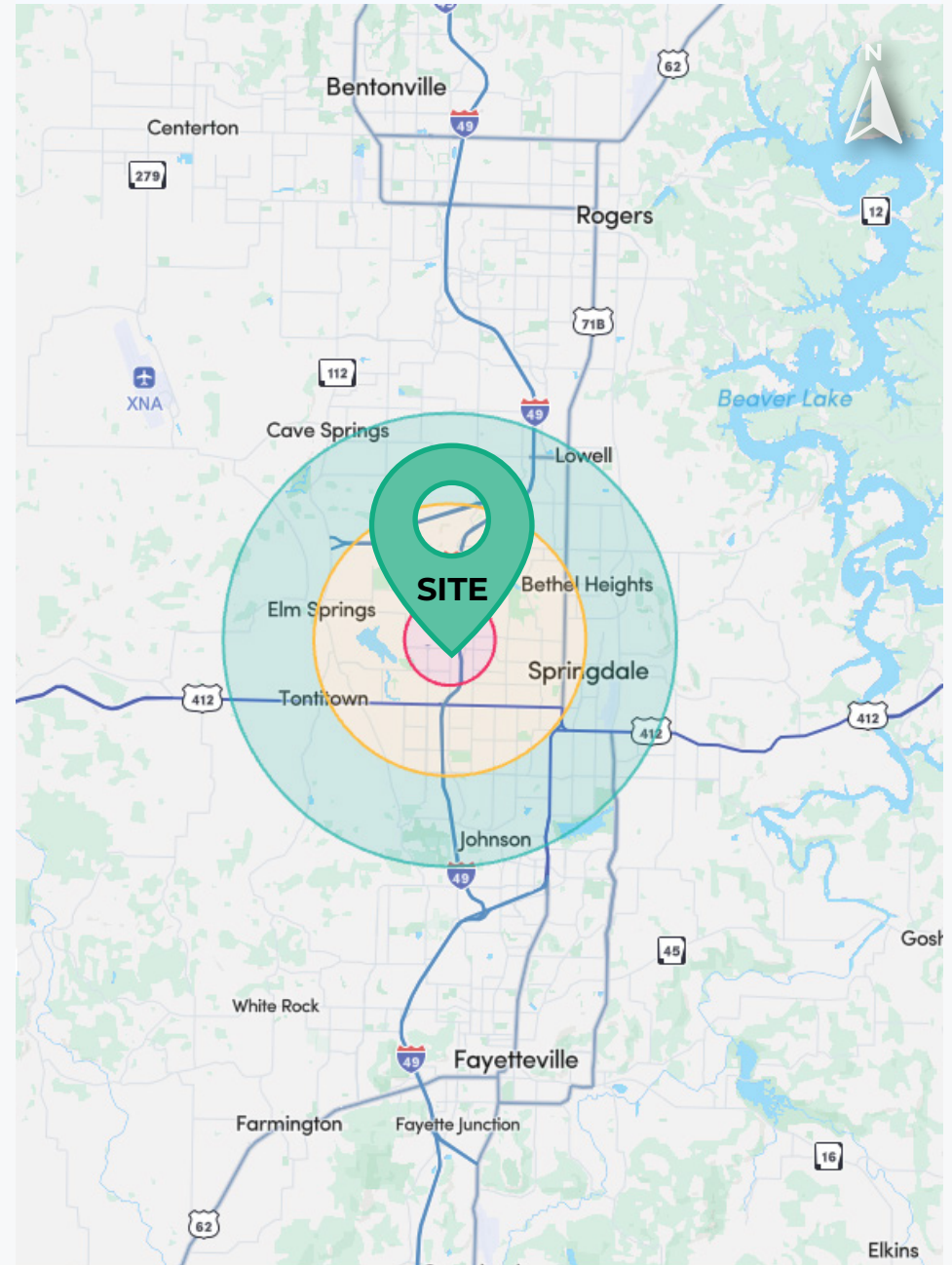
- Drive-thru endcap available with high visibility from I-49 and I-49 exit ramp at Elm Springs
- Premier positioning in Springdale's primary retail corridor
- Next to recently opened Aldi, Panda Express, MercyGo-Health, and Starbucks
- Accelerated population growth projected over the next 5 years exceeding 9% annually in all radii

## Demographics

2025 Population		
5,548	72,795	163,385
1 Mile	3 Mile	5 Mile
2029 Projected Growth ('25-'29)		
19.81%	18.85%	19.34%
1 Mile	3 Mile	5 Mile
Avg. Household Income		
\$98,809	\$97,747	\$100,746
1 Mile	3 Mile	5 Mile

Distance Radius Rings:

1 mi. 3 mi. 5 mi.



# Site Photos

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