



Macro Aerial

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



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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

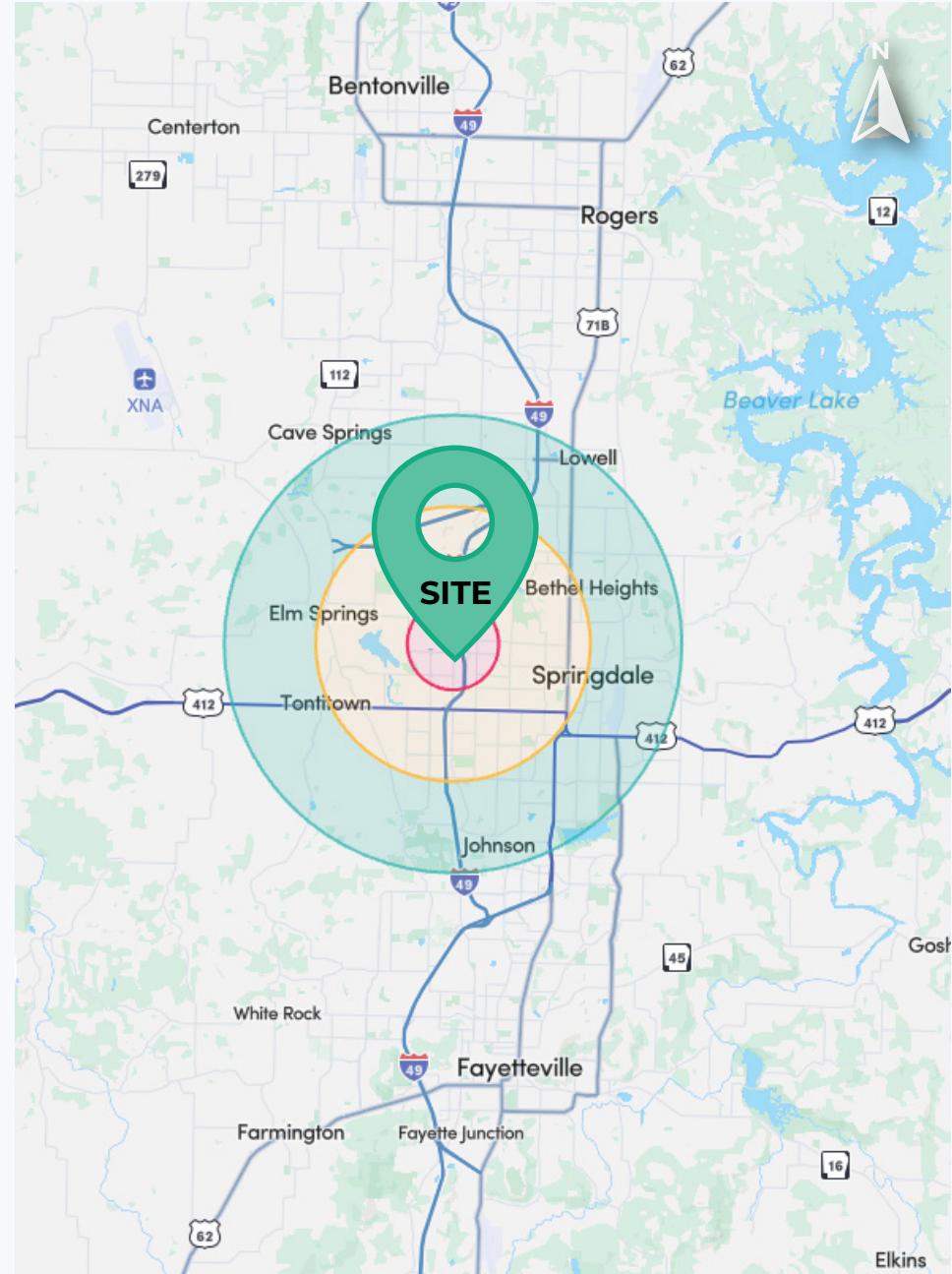
Property Overview

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

Distance Radius Rings: 1 mi. 3 mi. 5 mi.



Site Photos

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