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VIA EMMA

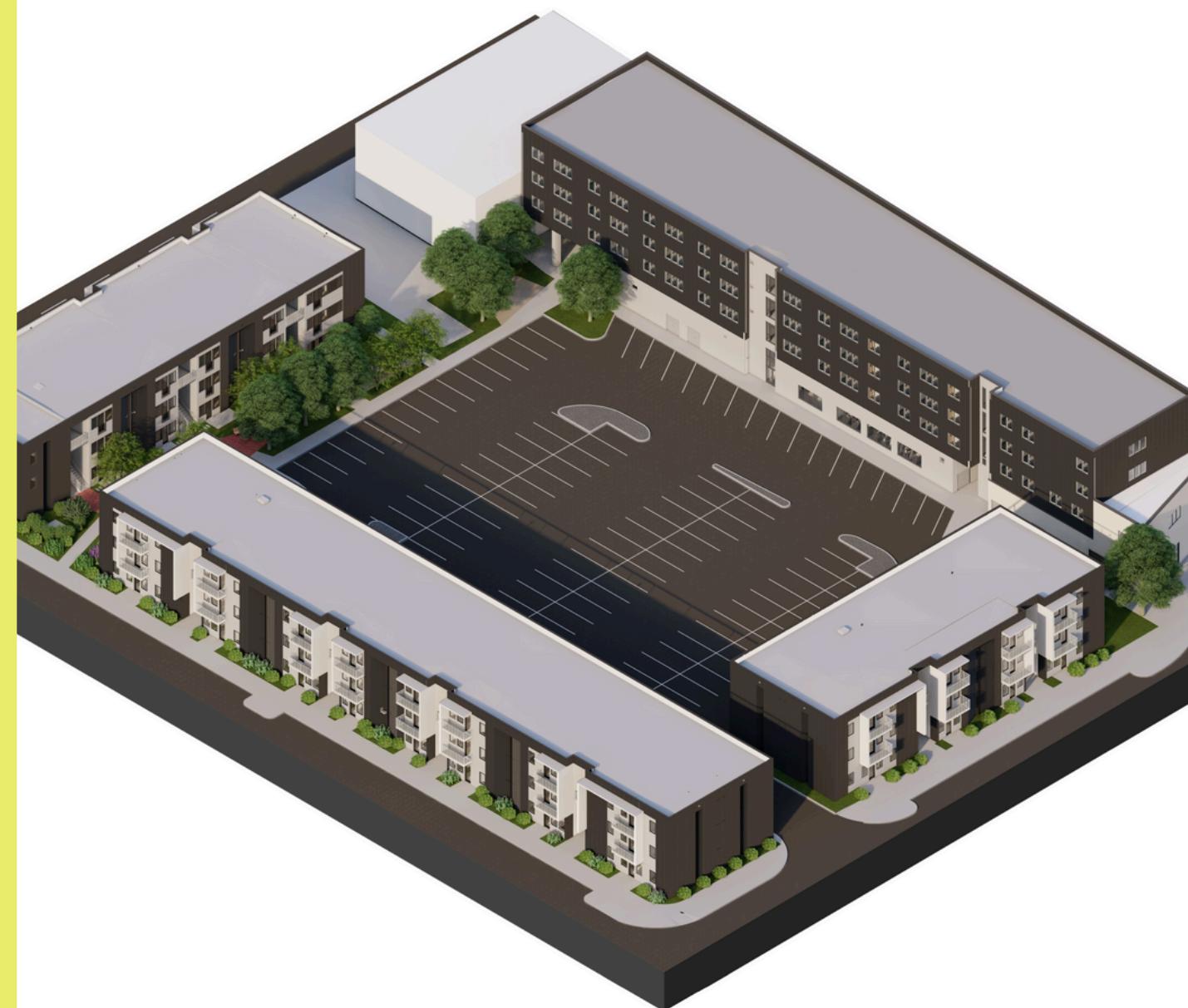
505 EAST EMMA AVE



THE OPPORTUNITY

Via Emma is a new mixed-use development in the heart of downtown, located directly across from the newly renovated Luther George Park. A shaded courtyard seamlessly connects residents to the park, blending urban convenience with outdoor retreat.

The Emma building centralizes all tenant amenities — a shared retail bathroom corridor, expanded gym, bike storage, and package room — strategically positioned adjacent to the ground-floor retail corridor along Emma Avenue. With right-sized restaurant and retail spaces anchoring the street level, Via Emma brings together living, shopping, and community in one connected destination.



OFFERING

Lease Rate: \$32/SF NNN

Square Feet: **Total: 11,443 RSF**

Restaurant 1	3,505 RSF
Tenant 2	1,032 RSF
Tenant 3	1,530 RSF
Tenant 4	1,537 RSF
Tenant 5	1,537 RSF
Restaurant 6	2,302 RSF

Property Type Mixed-Use, Retail & F&B

Location: Emma Avenue, Springdale

Parking: On-site, Retail Dedicated

FEATURES

- Prime downtown Springdale location directly across from the newly renovated Luther George Park, with a shaded courtyard connecting residents to green space.
- Right-sized commercial spaces with restaurant and retail units anchoring Emma Avenue, creating a connected live-shop-dine destination.
- Across from 202 Railside project and growing urban density
- Shared retail bathroom corridor reducing tenant build out expense.



VIA

EXTERIOR

505 EAST EMMA AVE

VIA Emma sits at the center of Springdale's most active urban corridor, where walkable density, mixed-use development, and public space intersect. VIA Emma is surrounded by more than 300 new residential units, a new Hilton Tapestry hotel development, and neighborhood retail, with enhanced landscaping, patios, courtyards, and direct connections to Luther George Park, and Tyson Corporate offices creating a highly activated, pedestrian-driven environment for retail and restaurant users.

SIZE

1,032 - 3,505 SF

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SITE PLAN

505 EAST EMMA AVE

Retail

Restaurant F&B

The floor plan illustrates the layout of 505 E Emma Ave, featuring six tenant spaces and various building amenities. The building is organized into several sections:

- Left Section:** Contains **Restaurant 1** (3,505 SF) and **Tenant 2** (1,032 SF). Tenant 2 includes a storage room (21, 134 SF), men's room (12, 299 SF), women's room (11, 298 SF), an elevator (ELEV., 15), an electrical room (ELECT. ROOM, 7, 188 SF), and two storage rooms (16, 134 SF).
- Middle Section:** Contains **Tenant 3** (1,530 SF), **Tenant 4** (1,537 SF), and **Tenant 5** (1,537 SF). Tenant 3 is connected to Tenant 4. Tenant 5 is connected to the right section. A central corridor (CORRIDOR, 16) provides access to these spaces.
- Right Section:** Contains **Restaurant 6** (2,302 SF) and a large open area. This section includes a package room (17, 188 SF), an amenity room (9, 1359 SF), a maintenance room (23, 271 SF), an east stair (1008), a bike storage room (29, 248 SF), and a room labeled RP2 (8, 212 SF).
- Common Areas:** The plan shows a leasing office (22, 379 SF), a central corridor (CORRIDOR, 16), and a central area with a large open plan and a package room (17, 188 SF).

Building Address: 505 E EMMA AVE

AERIAL VIEW

505 EAST EMMA AVE

 Retail / F&B Units



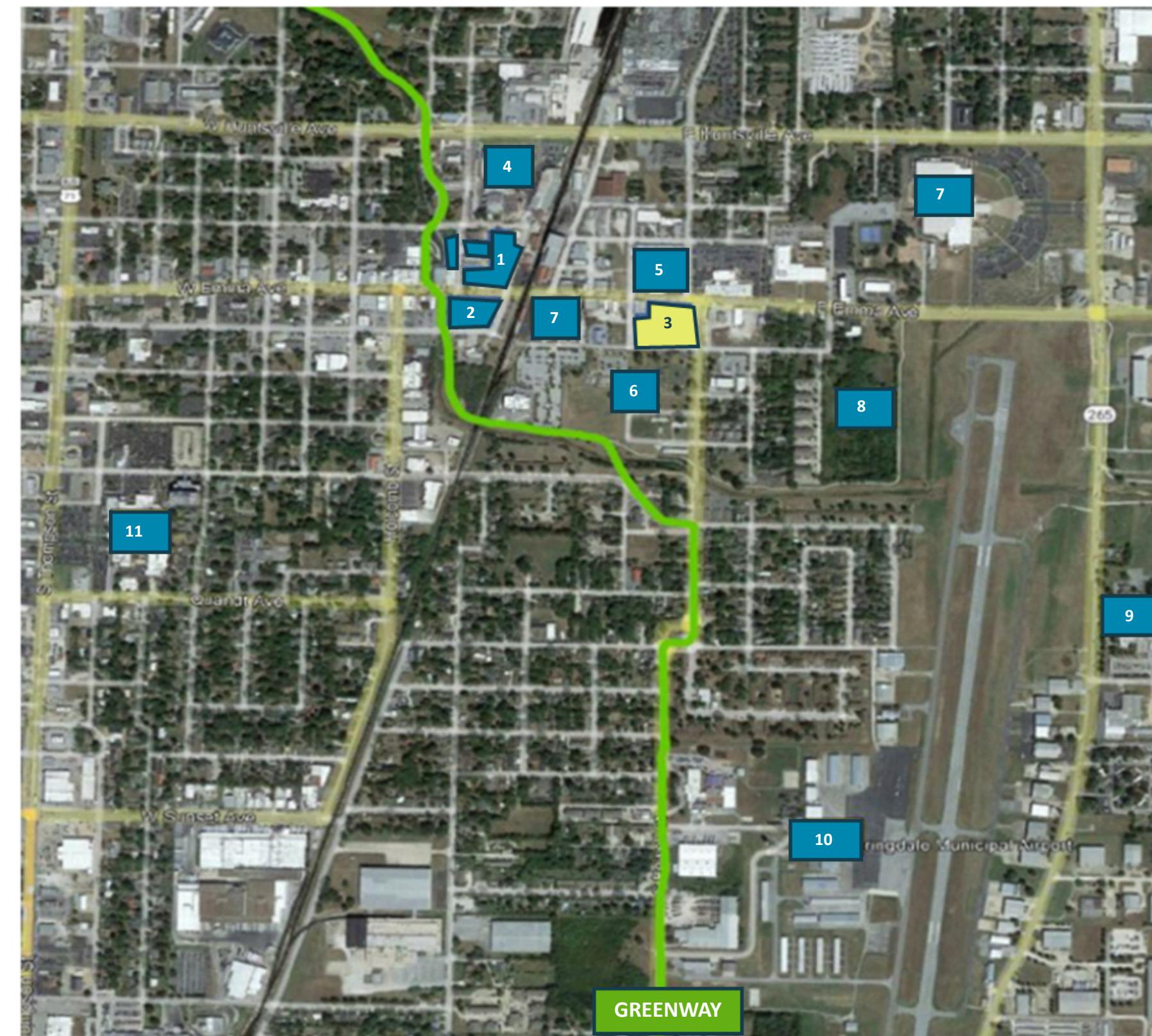
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DOWNTOWN VIEW

505 EAST EMMA AVE

1. 202 Railside (55 units; 6 retail spaces)
2. Hotel Sundry (Hilton Tapestry; 124 keys; Q4 2026)
3. VIA Emma (151 units; 6 retail spaces; Q4 2026)
4. Springdale City Hall
5. Tyson Foods Downtown Offices
6. Luther George Park
7. Jones Center
8. Market Center of the Ozarks
9. Northwest Technical Institute
10. Springdale Municipal Airport
11. Northwest Medical Center





GET CONNECTED



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