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VIA EMMA

505 EAST EMMA AVE

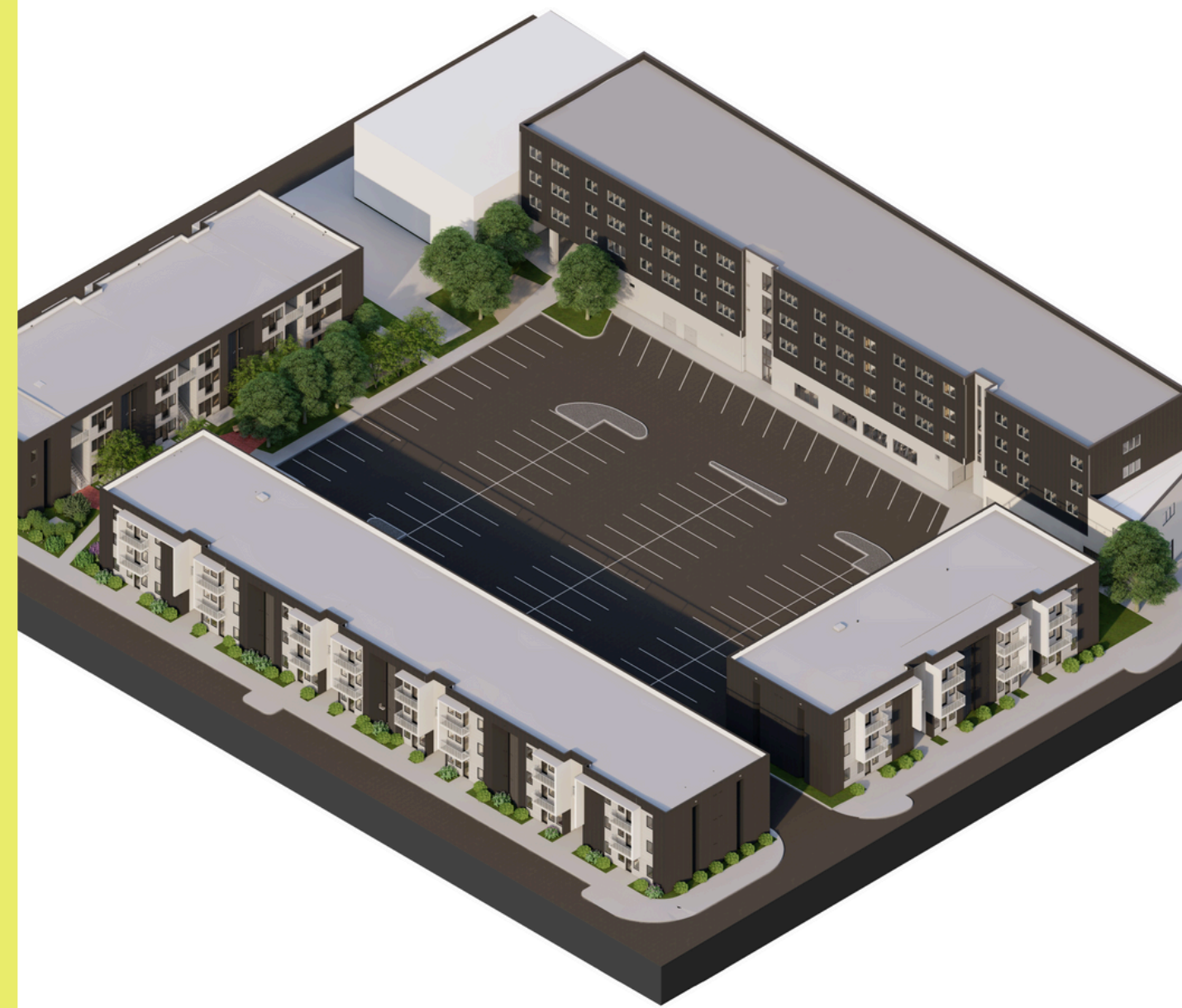


THE OPPORTUNITY

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.

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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.



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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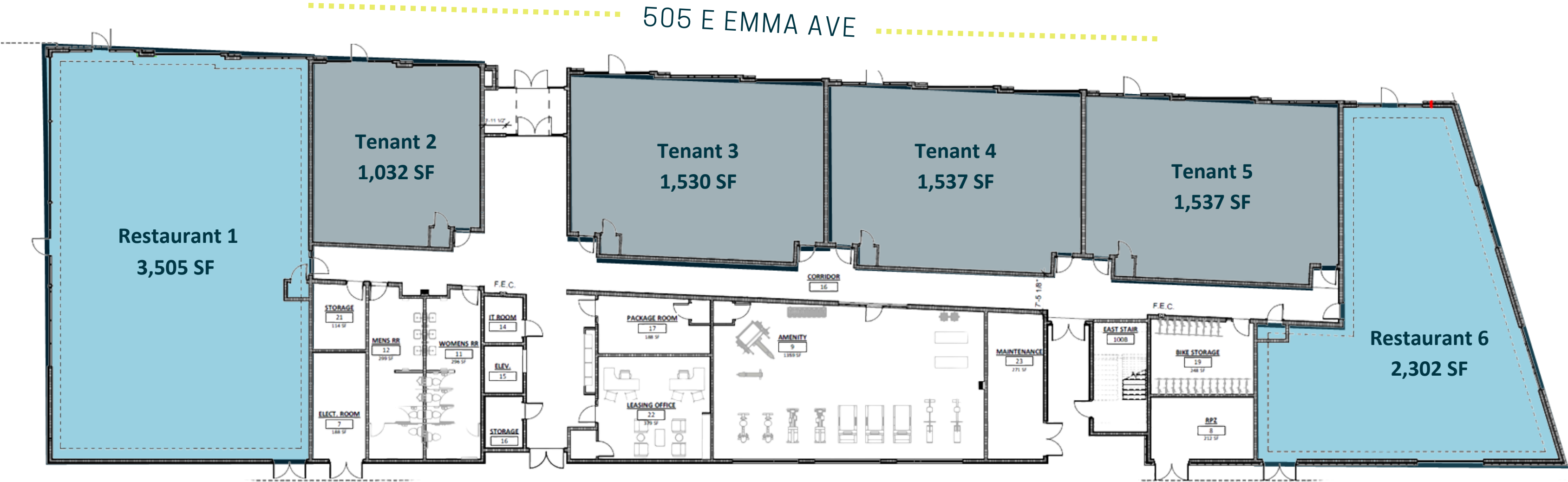


SITE PLAN

505 EAST EMMA AVE

Retail

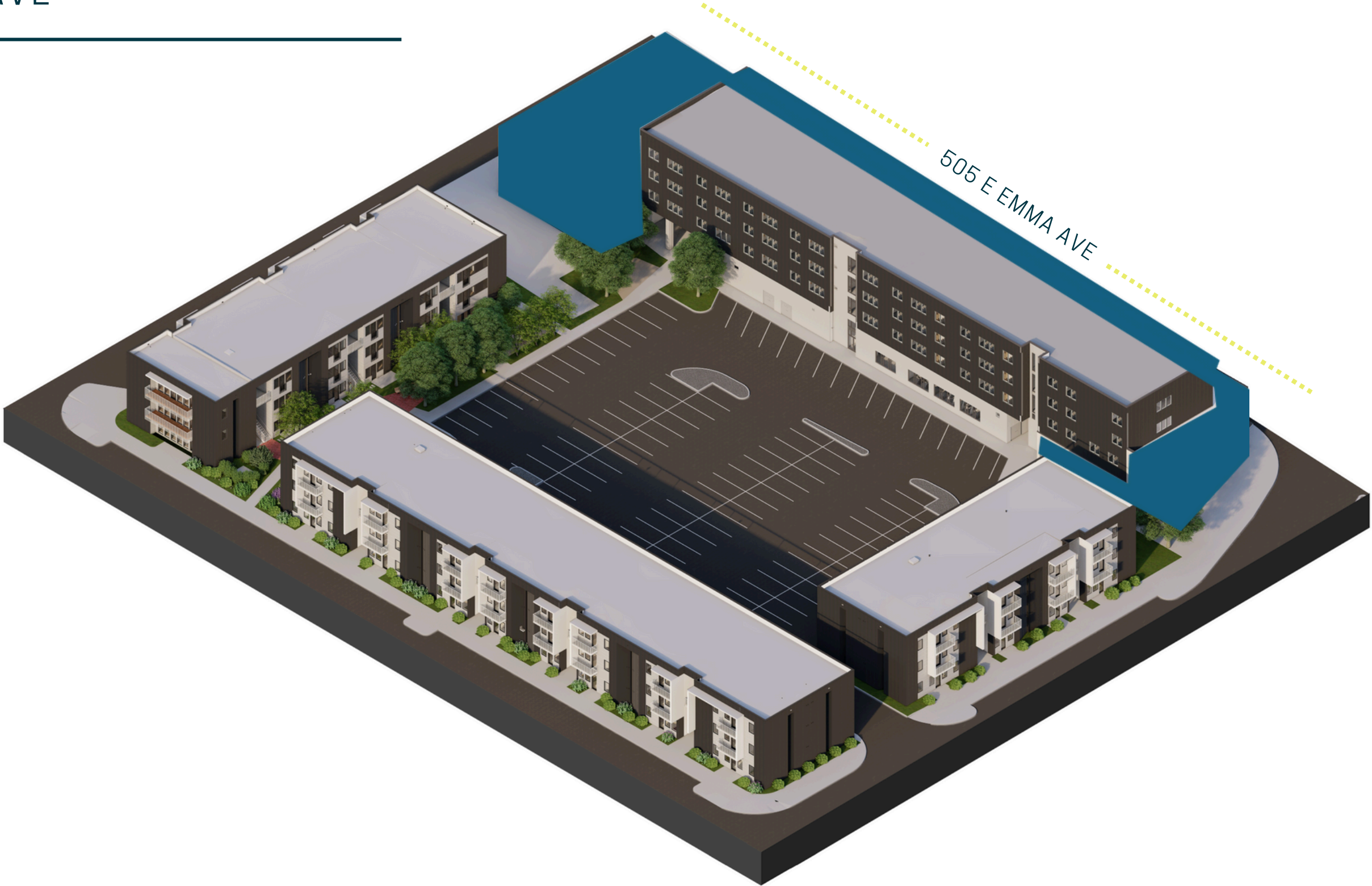
Restaurant F&B



AERIAL VIEW

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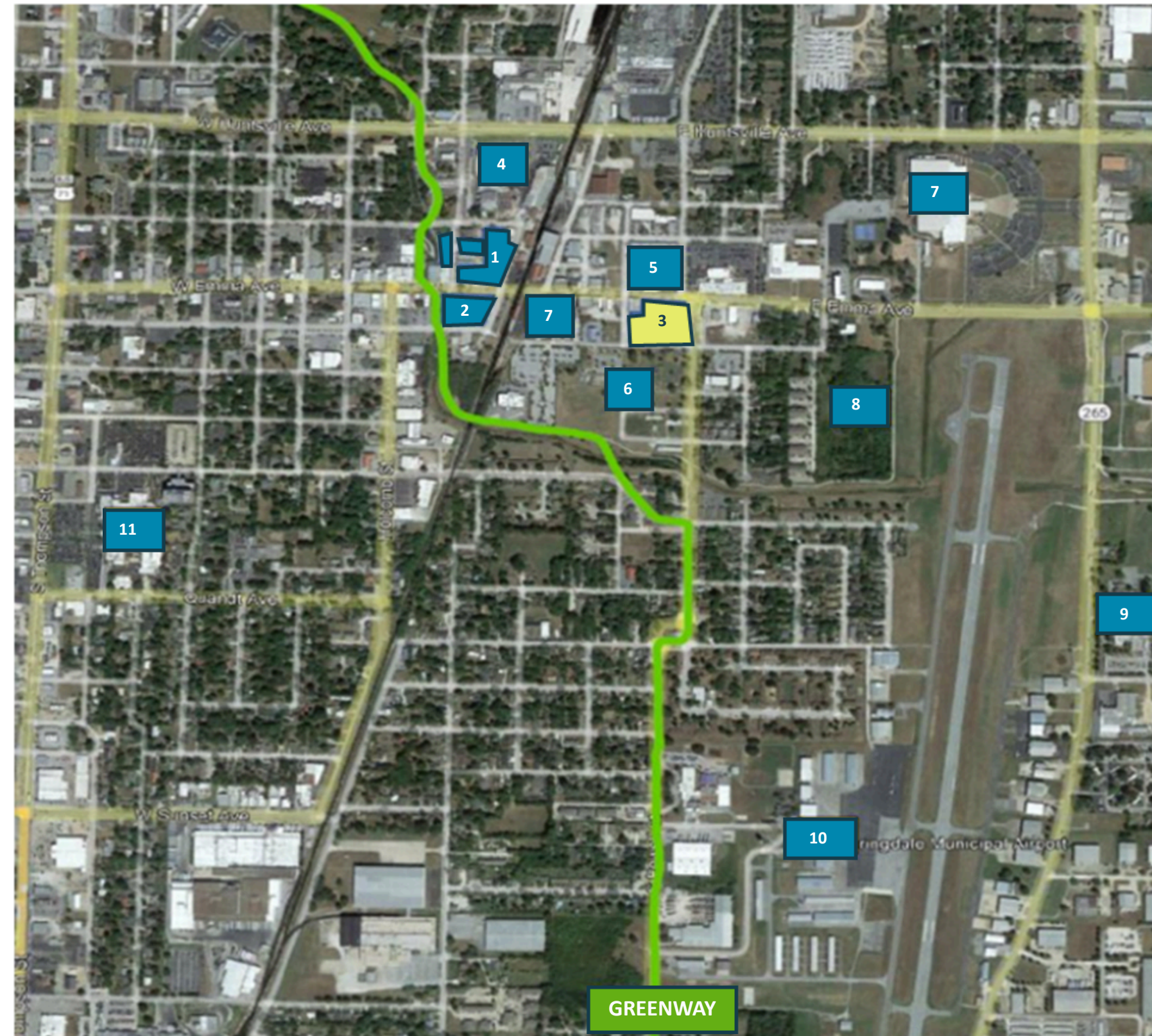
 Retail / F&B Units



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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