

+/- 1,357 TO 2,714 SF OF RETAIL SPACE FOR LEASE

1223 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Class-A Retail opportunity located right off Highway 412 thoroughfare in Siloam Springs, AR (29,000 VPD). +/- 2,714 SF equipped with 2 ADA restrooms, large front showroom, sizeable dry storage/break area, one fitting room, and 2 storage closets. This space is turnkey for any high quality retail tenant. Nearby operators include, but are not limited to, Walmart Neighborhood Market, Kentucky Fried Chicken, Sonic Drive-In, Autozone, Taco Bell, and O'Reilly Auto Parts. Ability to split into 2 - +/- 1,357 SF suites if a smaller space is needed.

PROPERTY HIGHLIGHTS

- Ample Road Frontage on HWY 412 (29,000 VPD)
- 2 Front Entry Doors, Two Rear Exit Doors
- Open Floor Plan, can be refit
- 12 Dedicated Parking Spaces
- Lease Type: NNN+Utilities
- Ability to split into 2 - +/- 1,357 SF Suites is a smaller space is needed

OFFERING SUMMARY

Lease Rate:	\$15.00 - 17.00 SF/yr (NNN)
Available SF:	1,357 - 2,714 SF
Lot Size:	0.22 Acres
Building Size:	2,714 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	770	2,138
Total Population	385	2,062	6,382
Average HH Income	\$61,072	\$62,703	\$75,693

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TIMOTHY SALMONSEN

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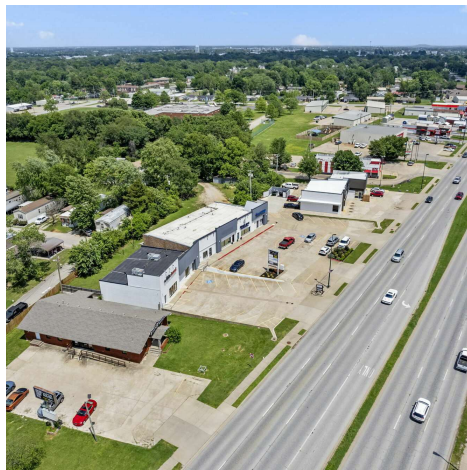
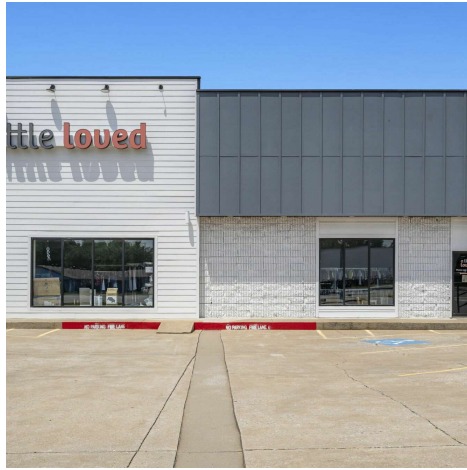
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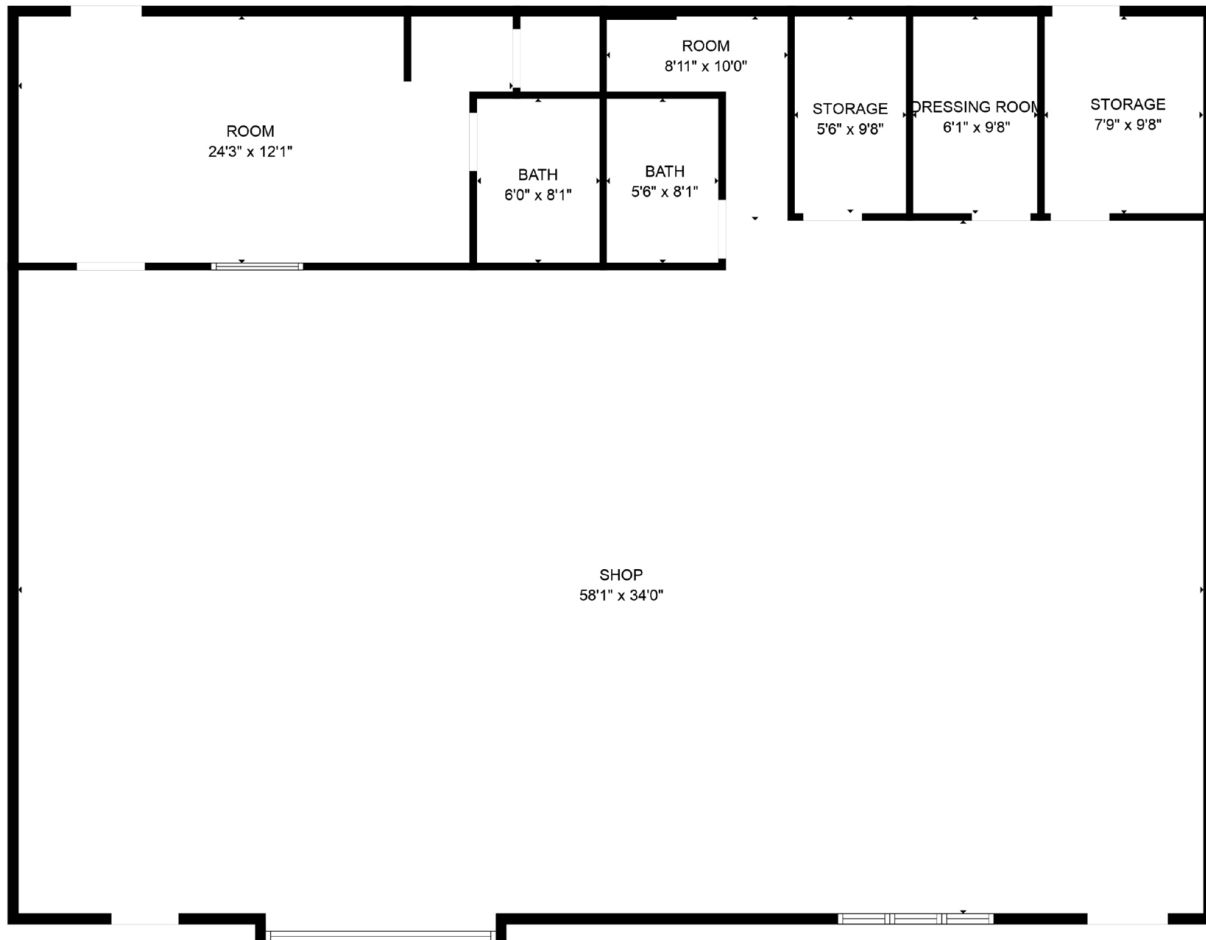
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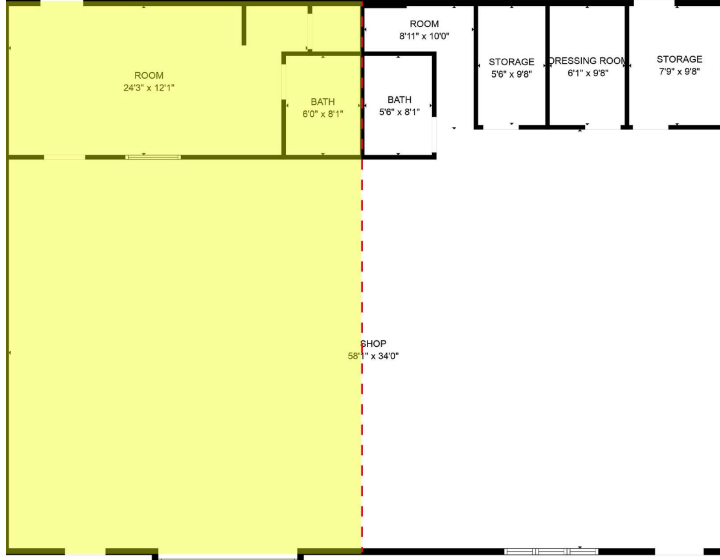


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Suite 1

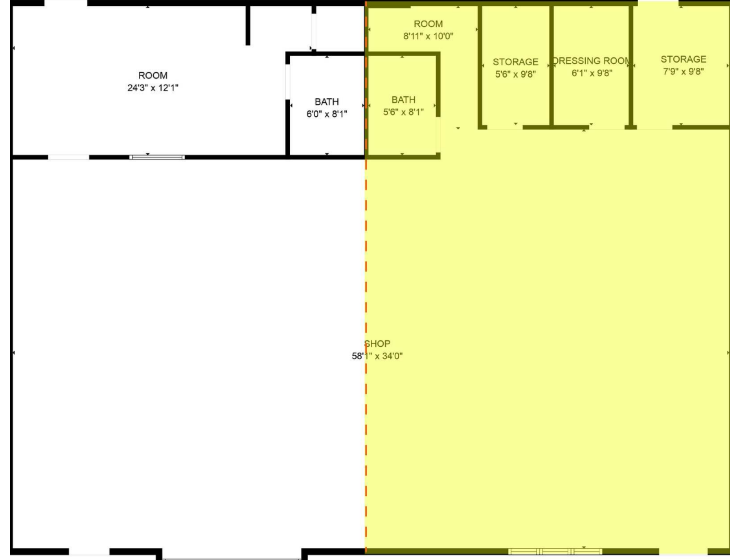
Suite 2



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Suite 1

Suite 2



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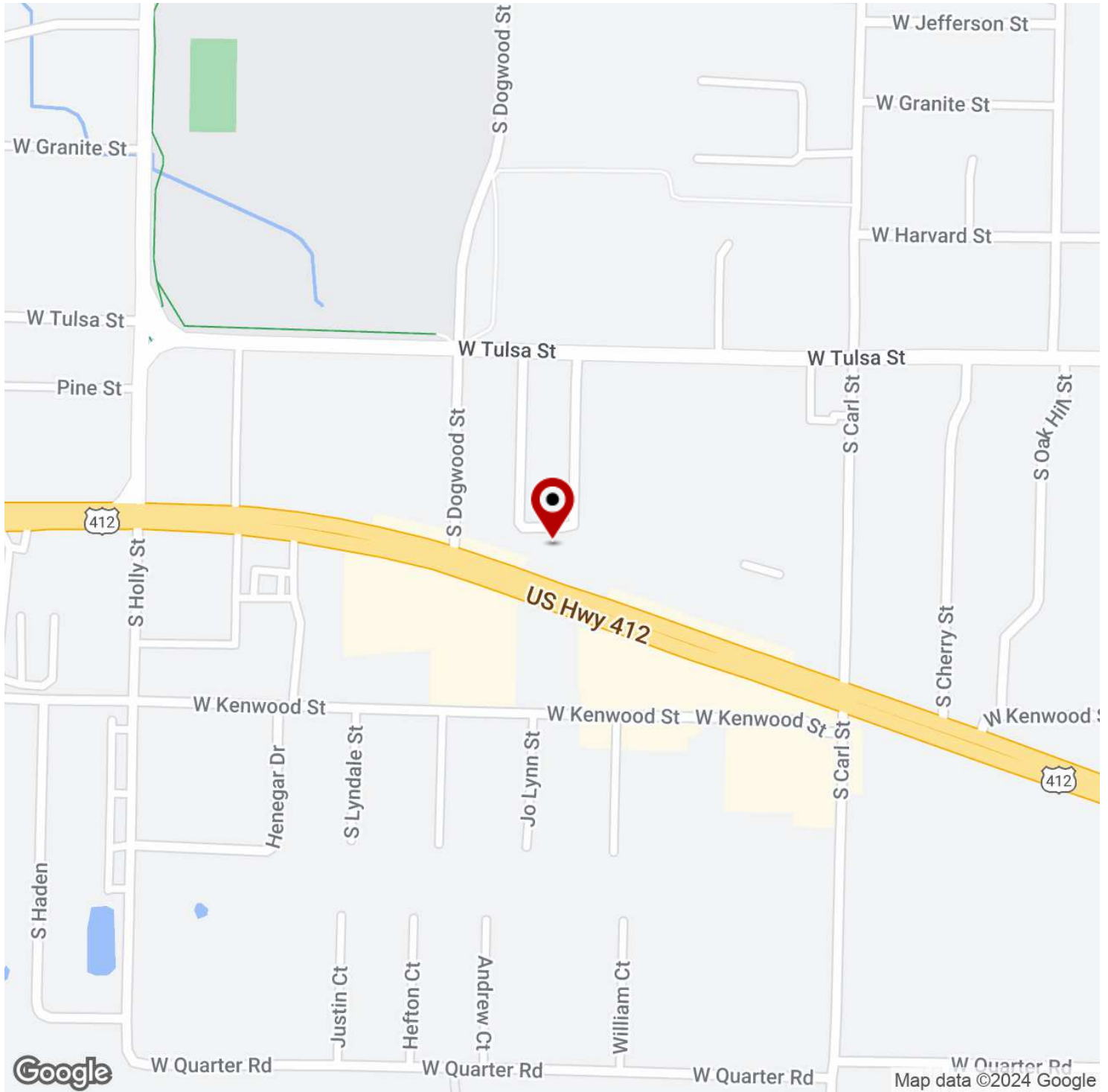
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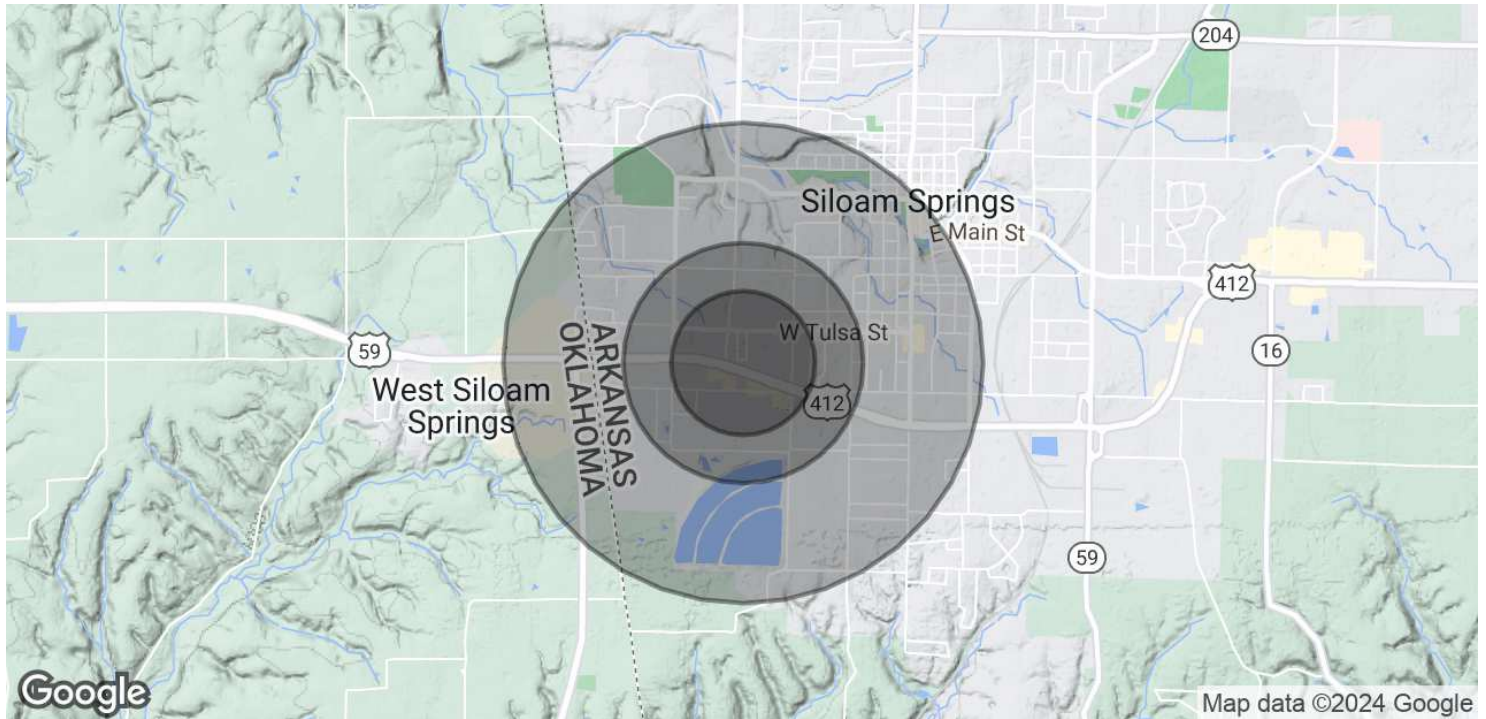
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	385	2,062	6,382
Average Age	37	37	35
Average Age (Male)	36	35	34
Average Age (Female)	39	39	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	770	2,138
# of Persons per HH	2.7	2.7	3
Average HH Income	\$61,072	\$62,703	\$75,693
Average House Value	\$209,949	\$214,636	\$244,538

Demographics data derived from AlphaMap

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