



(479) 271-4161

FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



802 SANDERS AVE - SPRINGDALE, AR 72764

OFFERING SUMMARY

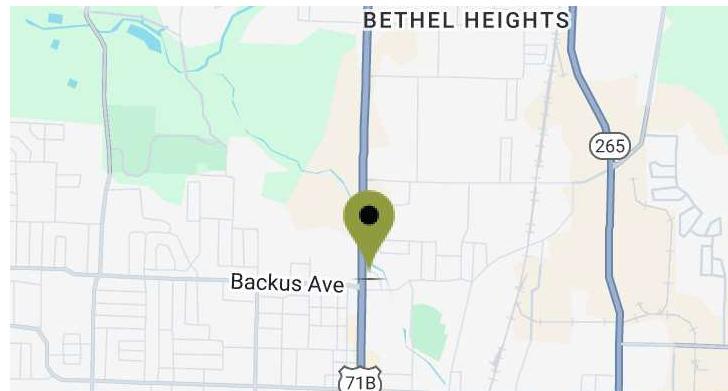
Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	12,150 SF

PROPERTY HIGHLIGHTS

- Prime location in Springdale, AR
- Spacious and flexible floor plan
- Ample parking for employees and visitors
- Loading dock
- Ideal for retail, office, or service business
- Efficient heating and cooling systems

PROPERTY OVERVIEW

This building has it all! Property features spacious showroom, 15 ft dock door, +/- 800 sf of warehouse & office space. Large conference room included. New flooring throughout. HVAC recently serviced.



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,558	69,394	112,068
Average Age	35	34	35
Average Age (Male)	34	33	34
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,378	21,655	37,088
# of Persons per HH	3.4	3.2	3
Average HH Income	\$73,432	\$82,367	\$92,370
Average House Value	\$200,498	\$263,470	\$303,332

Demographics data derived from AlphaMap

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