



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

ARKREALESTATE.COM



2588 & 2630 E ROBINSON AVE SPRINGDALE, AR 72764

OFFERING SUMMARY

Lease Rate:	\$20.00 - 23.00 SF/yr
Lease Type:	NNN
Minimum Term:	5 years
2630 E Robinson Ave:	7,304 sf
2588 E Robinson Ave:	6,000 sf

PROPERTY HIGHLIGHTS

- Spaces can be subdivided as desired
- Owner will provide "white box" space conditions including a restroom & utility room
- Drive-thru window & grease trap available
- Monument signage available on Hwy 412 with 18,000 CPD
- Taxes, Insurance, CAM = \$350 per month per suite

PROPERTY OVERVIEW

Commercial spaces for lease in the newly constructed Sunrise Point Plaza! Ideal for retail, office, restaurant, & medical. Located within a rapidly developing corridor in East Springdale.



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

STEVE FINEBERG
(479)271-4161
steve@arkrealestate.com





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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,500 - 4,894 SF	Lease Rate:	\$20.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 2630: Suite 1	Available	1,552 SF	NNN	\$23.00 SF/yr	Endcap w/ drive-thru window. 3,052 sf max.
Bldg 2630: Suite 2	Available	1,500 SF	NNN	\$20.00 SF/yr	Inline space. 3,052 sf max.
Bldg 2630: Suite 3	Gianni Beauty Studio	1,200 SF	NNN	\$20.00 SF/yr	Leased
Bldg 2630: Suite 4	Smoke & Tobacco Depot	1,210 SF	NNN	\$20.00 SF/yr	Leased
Bldg 2630: Suite 5	Available	1,842 SF	NNN	\$23.00 SF/yr	Endcap space.

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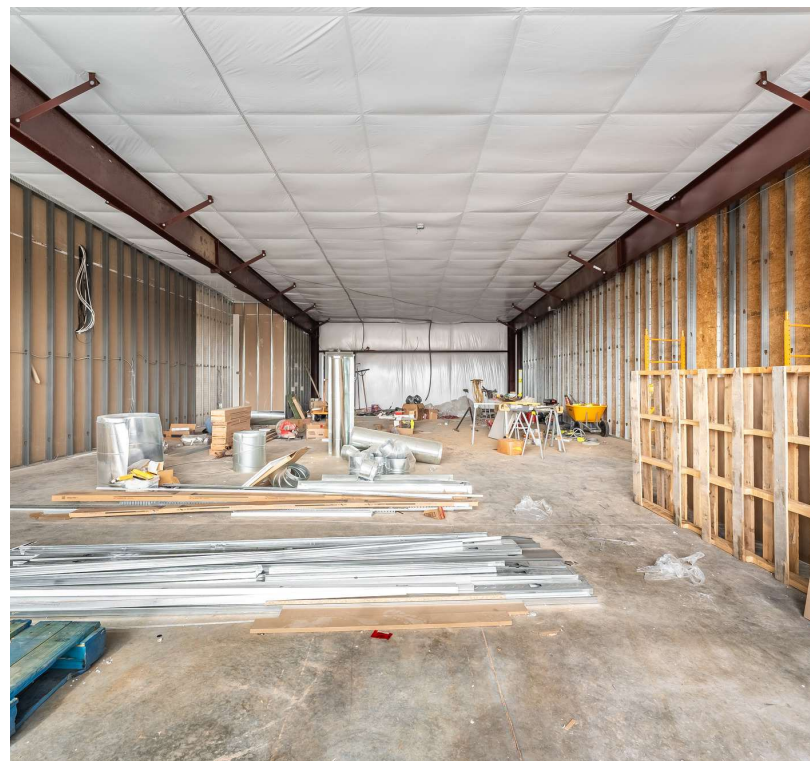




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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,500 - 6,000 SF	Lease Rate:	\$20.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 2588: Suite 1	Available	1,500 SF	NNN	\$23.00 SF/yr	Endcap space. 6,000 sf max.
Bldg 2588: Suite 2	Available	1,500 SF	NNN	\$20.00 SF/yr	Inline space. 6,000 sf max.
Bldg 2588: Suite 3	Available	1,500 SF	NNN	\$20.00 SF/yr	Inline space. 6,000 sf max.
Bldg 2588: Suite 4	Available	1,500 SF	NNN	\$23.00 SF/yr	Endcap space. 6,000 sf max.

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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	50,176	107,617	259,222
Average Age	33	36	35
Average Age (Male)	33	35	34
Average Age (Female)	34	37	36

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	15,910	36,856	95,240
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$82,362	\$91,071	\$102,158
Average House Value	\$275,700	\$312,424	\$350,373

Demographics data derived from AlphaMap

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