

# 3598 SOUTH 48TH STREET

GROUND LEASE OR SALE

SPRINGDALE, AR

78,178 VPD (2023)

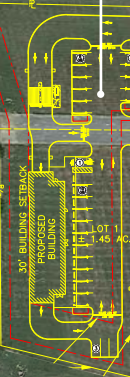
19,214 VPD (2023)

Don Tyson Pkwy

0.77 ACRES  
AVAILABLE



LANDSCAPE BUFFER  
20' BUILDING SETBACK



ARKANSAS  
BLUE CROSS BLUE SHIELD  
SPRINGDALE

Walmart  
Neighborhood Market

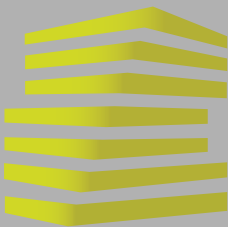
Casey's

S. 48th St



LOCATION.  
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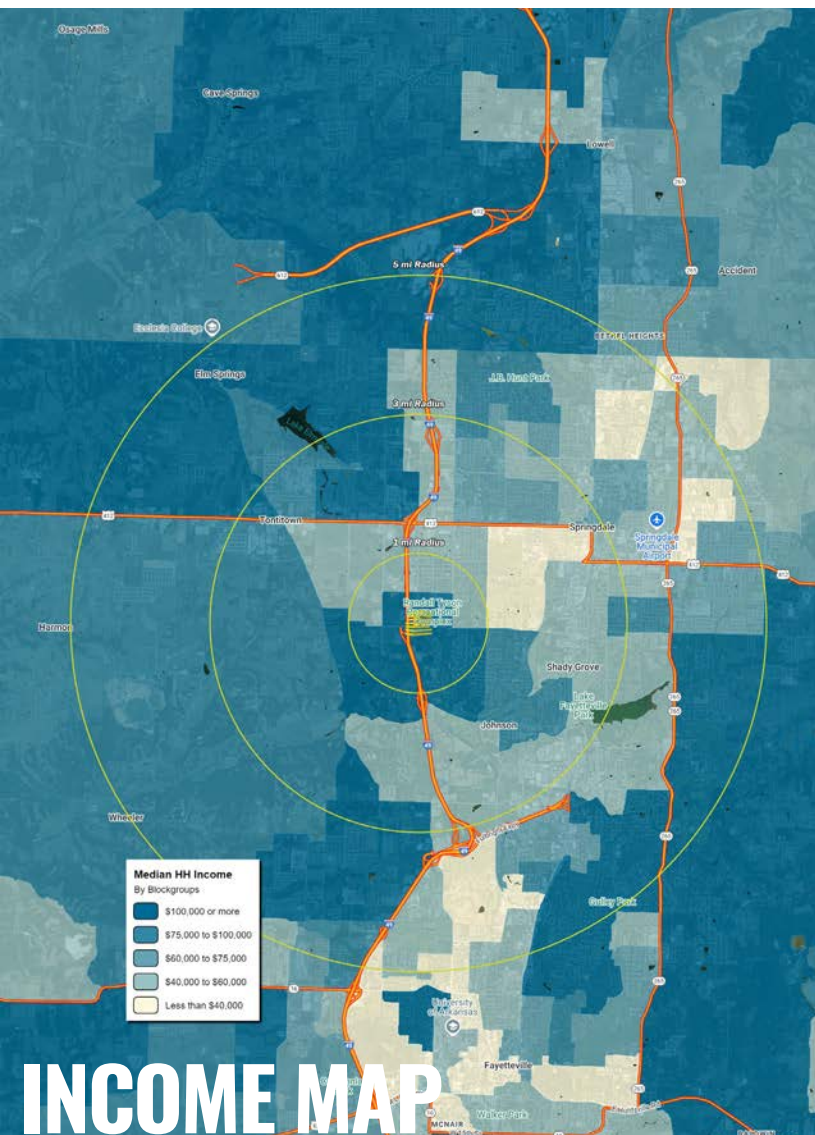
## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (DIRECT)

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Alex@LocationCRE.com



### TRADE AREA OVERVIEW

Springdale is a vibrant city located in northwest Arkansas. It is the fourth-largest city in the state and serves as the county seat of Washington County. Springdale is part of the larger Fayetteville-Springdale-Rogers Metropolitan Area, known as Northwest Arkansas.

Historically, Springdale began as a small agricultural community with a focus on poultry farming and apple orchards. However, it has experienced rapid growth and development in recent years, becoming a major economic and cultural hub in the region.

One of the factors contributing to Springdale's growth is its diverse economy. The city is home to several large corporations, including Tyson Foods, the world's second-largest processor and marketer of chicken, beef, and pork products. Tyson Foods has significantly impacted the local economy and created numerous job opportunities for residents.

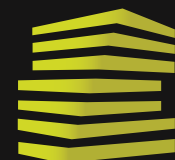
In addition to the poultry industry, Springdale has a thriving business community encompassing various sectors such as healthcare, retail, manufacturing, and technology. The region's strong economy has attracted a range of companies, leading to a healthy job market and economic stability.

Education is also highly valued in Springdale. The city is served by the Springdale Public School District, which is the largest school district in the state of Arkansas.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>3,413</b>	<b>39,542</b>	<b>119,159</b>
<b>HOUSEHOLDS</b>	<b>1,287</b>	<b>14,999</b>	<b>44,426</b>
<b>EMPLOYEES</b>	<b>845</b>	<b>18,429</b>	<b>53,130</b>
<b>MED HH INCOME</b>	<b>\$78,099</b>	<b>\$68,392</b>	<b>\$69,893</b>

### AREA RETAIL | RESTAURANTS

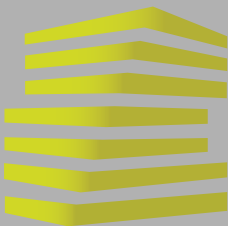


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3598 S. 48TH ST

## CONCEPT PLAN + DETAILS

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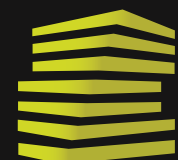
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- 0.77 ACRES AVAILABLE FOR GROUND LEASE OR SALE NEXT TO NEW CLUB CAR WASH
- SIGNALIZED HARD CORNER ON DON TYSON PKWY
- GREAT VISIBILITY.
- CLOSE PROXIMITY TO WALMART NEIGHBORHOOD MARKET, TYSON FOODS CORPORATE HQ, ARVEST BALL PARK, NEW HIGHLANDS ONCOLOGY, SAM'S CLUB, ARKANSAS CHILDREN'S HOSPITAL AND MORE.
- CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION



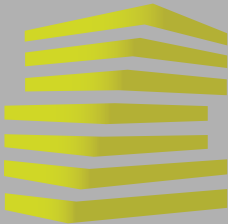
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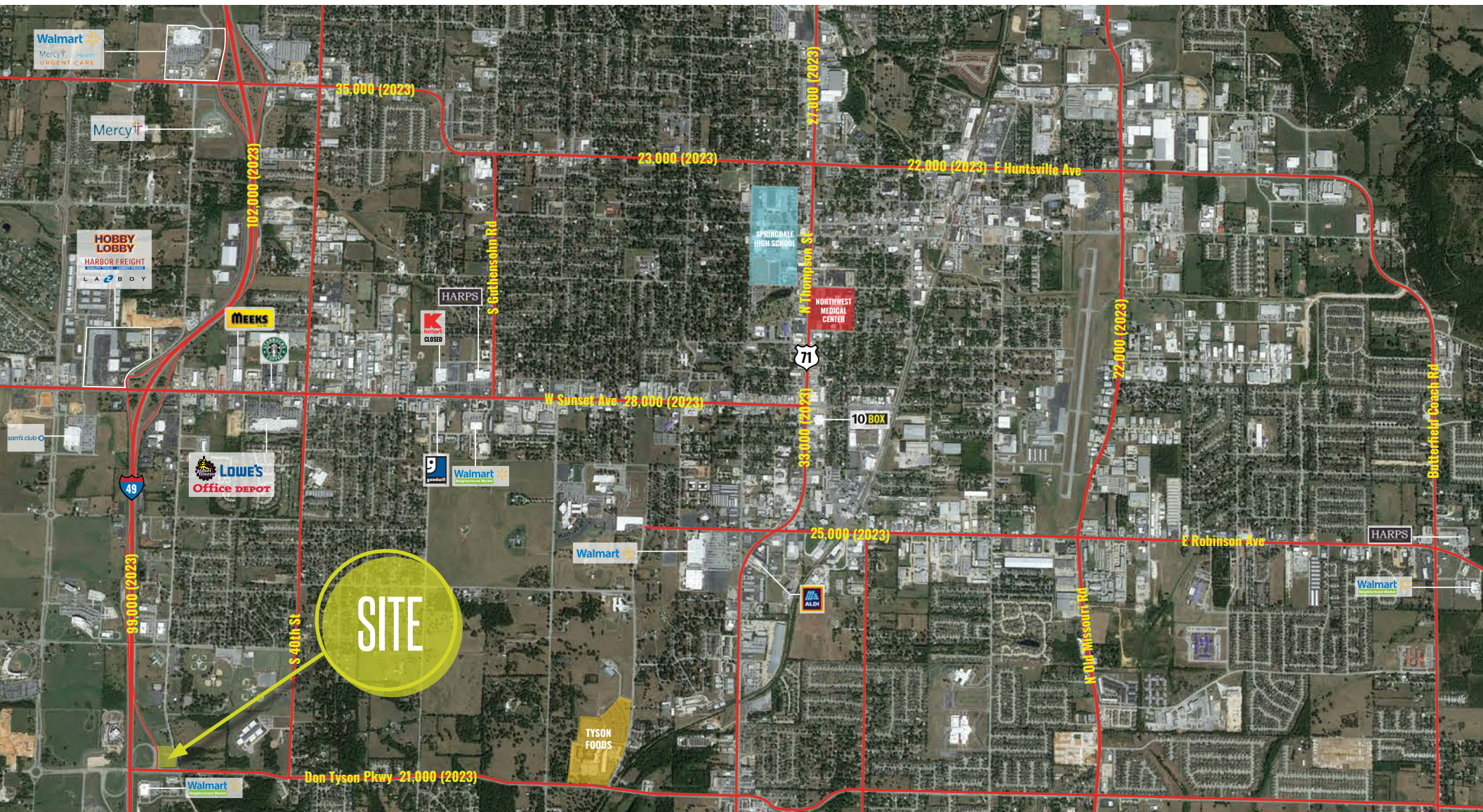




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MARKET AERIAL

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