

+/- 1,350 TO 2,714 SF OF RETAIL SPACE FOR LEASE

1223 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Class-A Retail Space for Lease on Highway 412 in Siloam Springs, AR. This highly visible $\pm 2,714$ SF retail storefront is positioned directly along the Highway 412 corridor with approximately 29,000 vehicles per day, offering exceptional exposure and easy access for customers. The current layout makes this space perfect for a salon or barbershop with multiple workstations. It also features two ADA-compliant restrooms, a dedicated fitting room, a sizeable dry storage/break area, and two additional storage closets, providing an efficient and flexible layout for a wide range of retail users. Delivered in turnkey condition, this property is ideal for a high-quality retail, boutique, or service tenant seeking a strong presence. Surrounded by established national retailers including Walmart Neighborhood Market, KFC, Sonic Drive-In, AutoZone, Taco Bell, and O'Reilly Auto Parts, this location benefits from consistent traffic and built-in consumer demand.

PROPERTY HIGHLIGHTS

- Ample Road Frontage on HWY 412 (29,000 VPD)
- Class-A Retail Space at +/- 2,714 SF, Can Be Split into 2 Suites
- 2 ADA Compliant Restrooms & Large Showroom Floor
- Surrounded by established national retailers

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,350 - 2,714 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,134	7,234	8,831
Total Population	6,382	20,890	25,319
Average HH Income	\$75,702	\$80,867	\$80,946

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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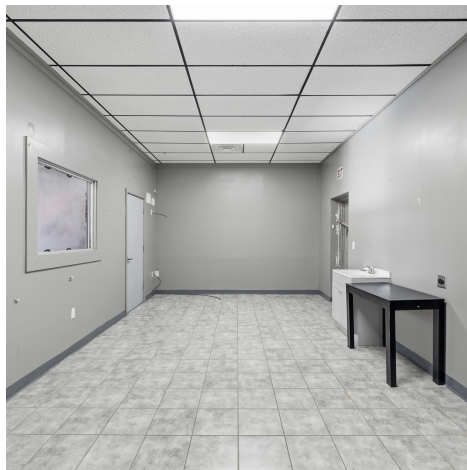
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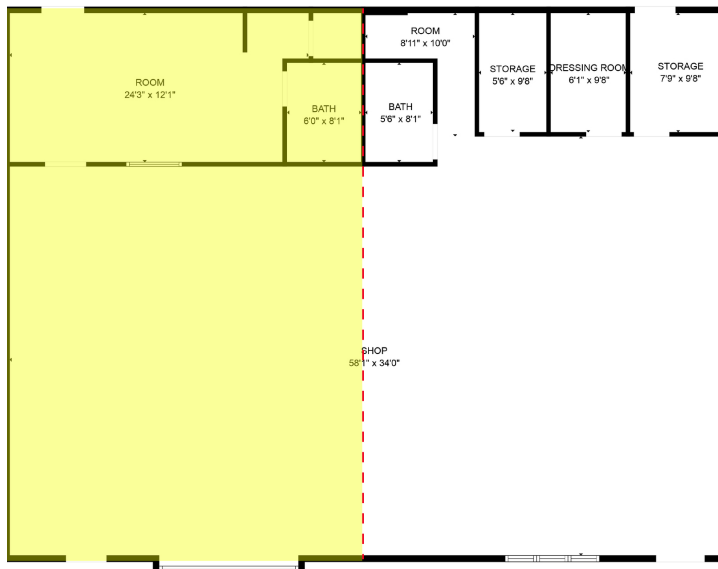
1223 Highway 412



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 1

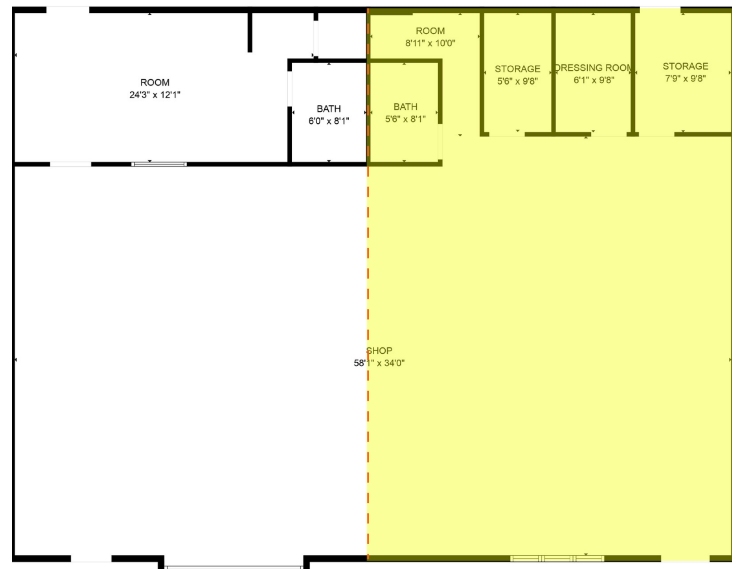
Suite 2



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Suite 1

Suite 2



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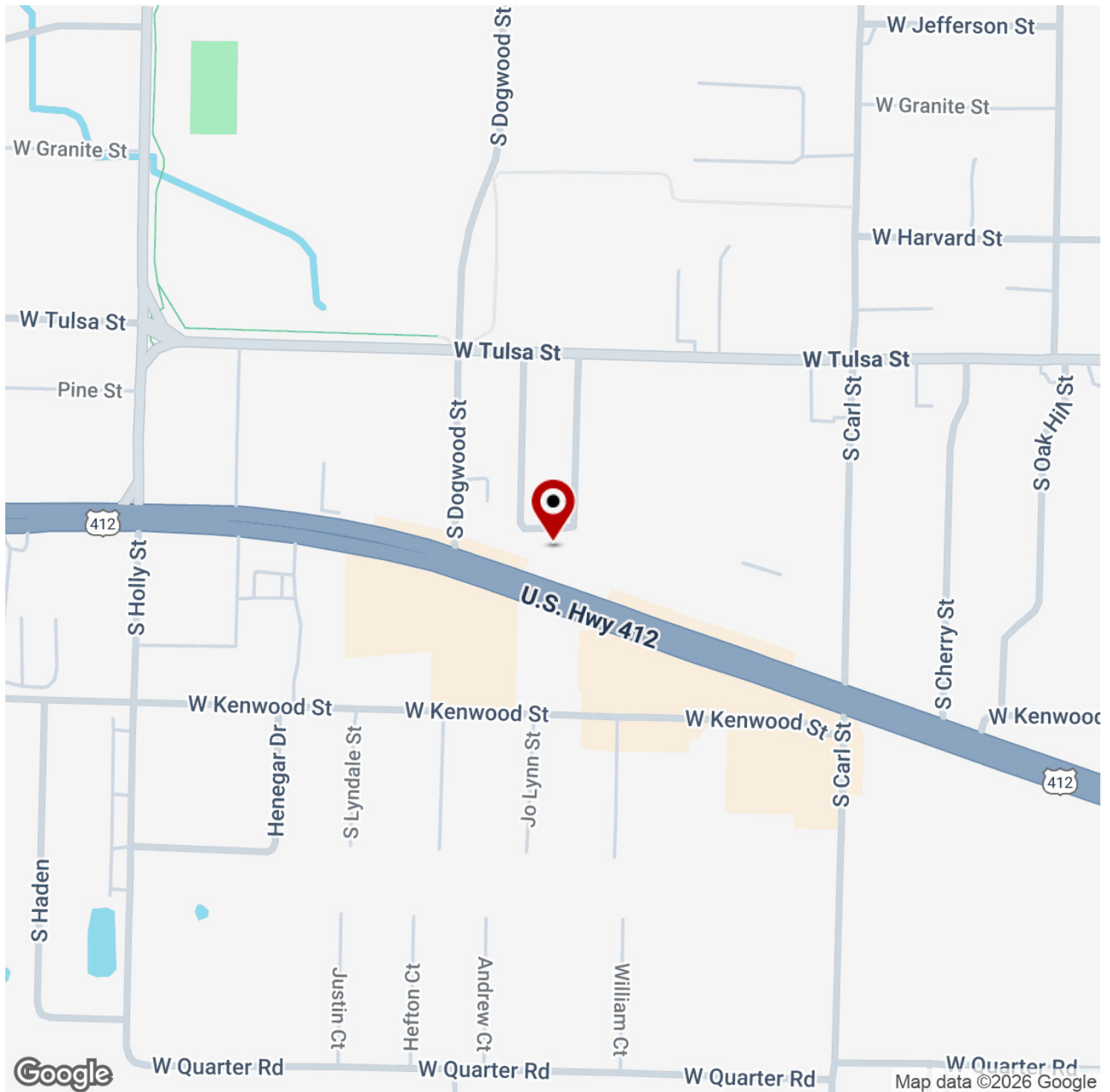
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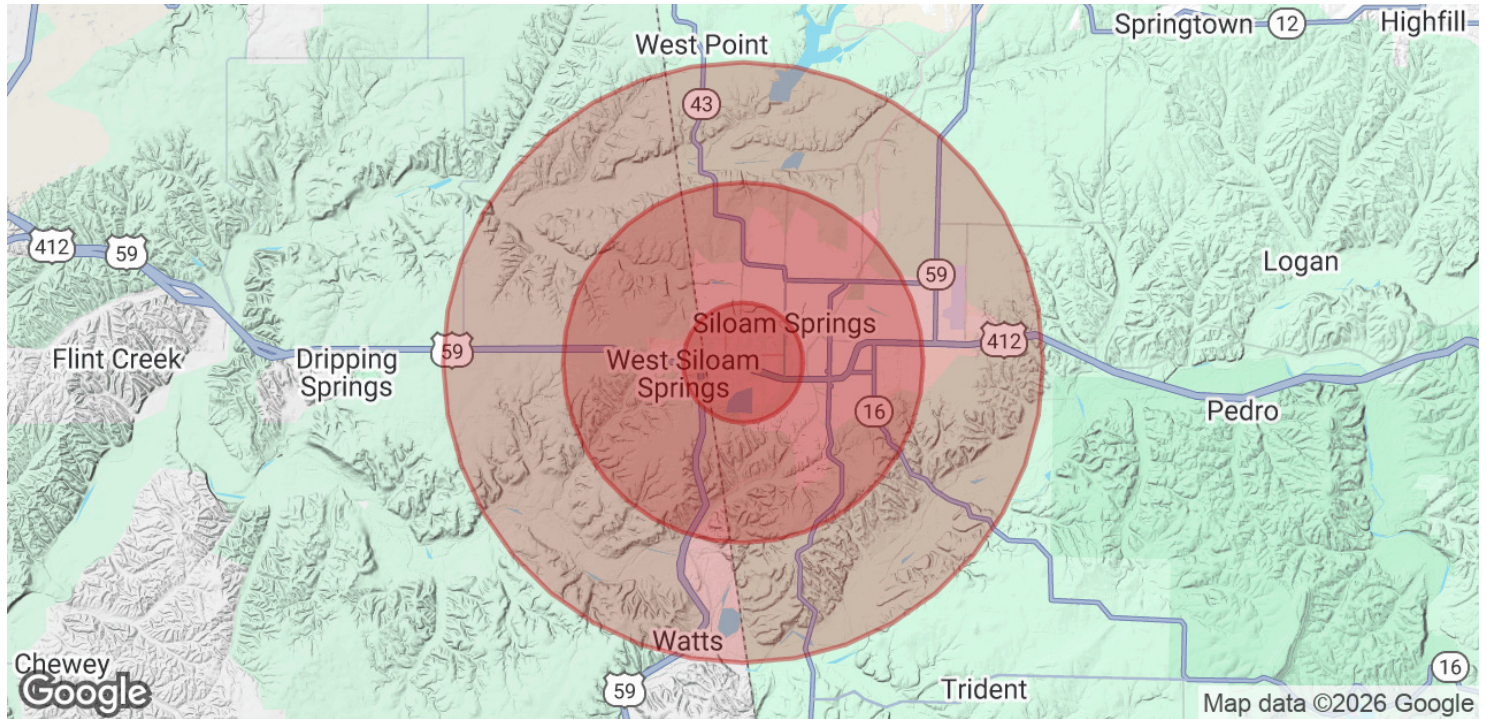
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,382	20,890	25,319
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,134	7,234	8,831
# of Persons per HH	3	2.9	2.9
Average HH Income	\$75,702	\$80,867	\$80,946
Average House Value	\$244,557	\$279,133	\$295,609

Demographics data derived from AlphaMap

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