



**PRE-LEASING  
NOW**

Lease Rate:

**Negotiable  
NNN**

**Contact us:**

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Accelerating success.

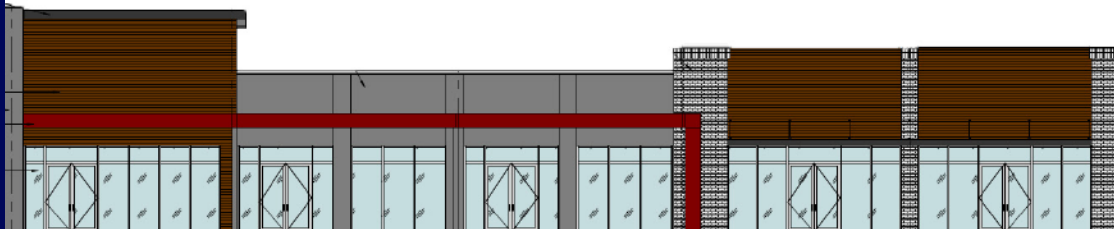
3503 S 55th Street, Suite 200  
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*UPCOMING Retail Center at*  
**1311 S 48TH STREET**  
Springdale, Arkansas

**Property Amenities**

- New Class "A" retail construction, currently pre-leasing for a curated mix of uses
- High-visibility site in a rapidly expanding area of Springdale
- Just off Highway 412 (W Sunset Ave) with 38,000 VPD
- Minutes from I-49 and the city's expanding Care Corridor
- Surrounded by dense residential and major commercial traffic
- Ideal for retail, medical, restaurant, or service-oriented tenants
- Potential for drive-thru, patio seating, and flexible buildouts
- Ample, well-lit parking on-site

Freshly built retail space strategically positioned in a key commercial Springdale submarket. This property offers tenants an exceptional opportunity to establish a presence in one of Northwest Arkansas' fastest-growing areas, just east of the I-49/Highway 412 intersection.





Significant Visibility within Springdale's Central Shopping & Business Districts



Heavy Traffic Flow on W Sunset Avenue (Highway 412)

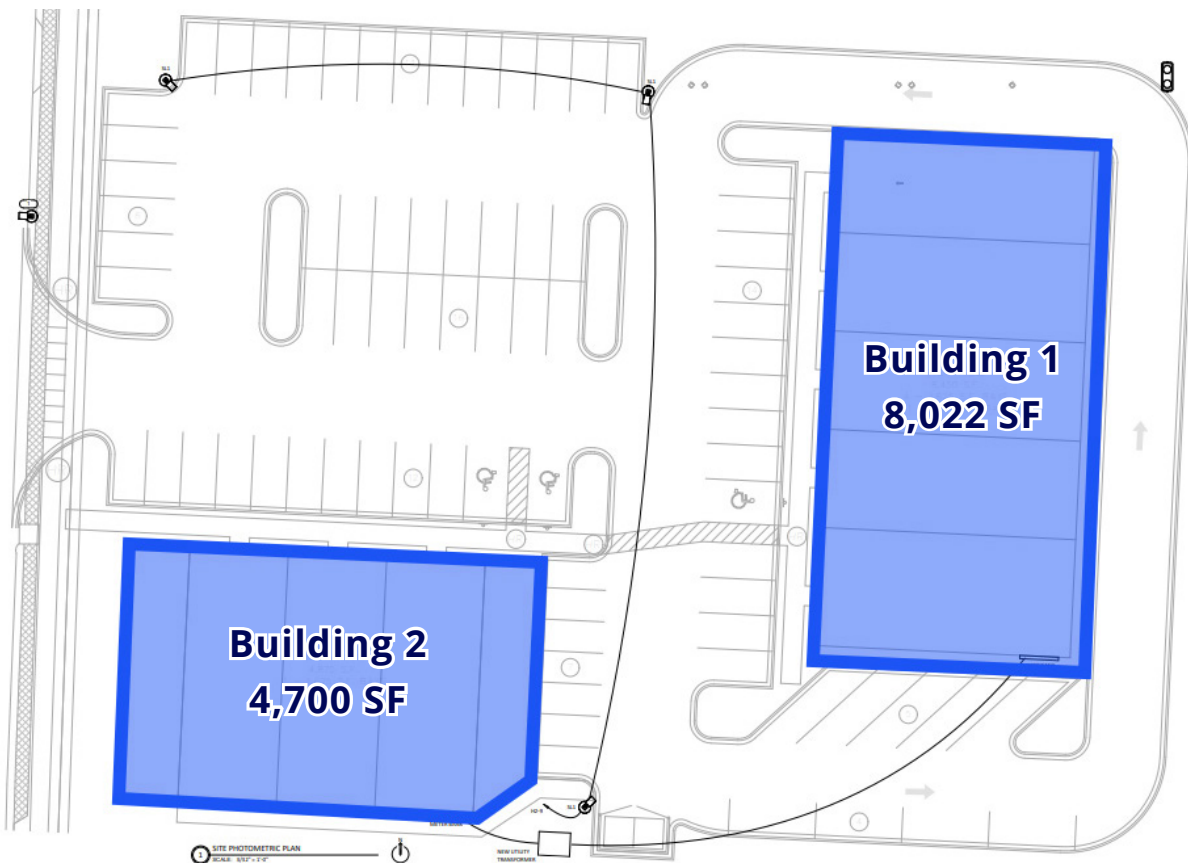


Near Springdale's Care Corridor with Multimillion-Dollar Developments



Patio-Ready with Adaptable Layouts & Customizable Configurations

## SITE PLAN



# Springdale | Care Corridor

**Springdale** is located in Washington County at the foothills of the Ozark Mountains. The Oklahoma and Missouri state lines are a half-hour drive away. Springdale is experiencing exponential growth with new additions just south of the project including brand-new state-of-the-art Center for Children's Health & Wellness medical office building, Arkansas Children's Hospital, Highlands Oncology, Trails at Legacy apartments, Arkansas Blue Cross Blue Shield regional office and UAMS Sports & Orthopedic Medicine building at 185,000 square feet. Tyson Foods Inc and George's Inc are both headquartered in Springdale.

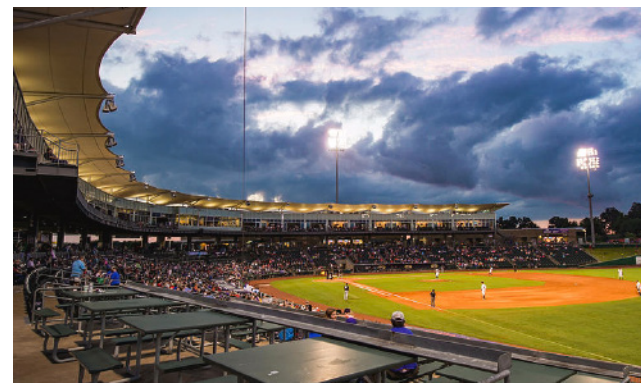


**Gene George Blvd.** is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Medical Mile / Care Corridor. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.

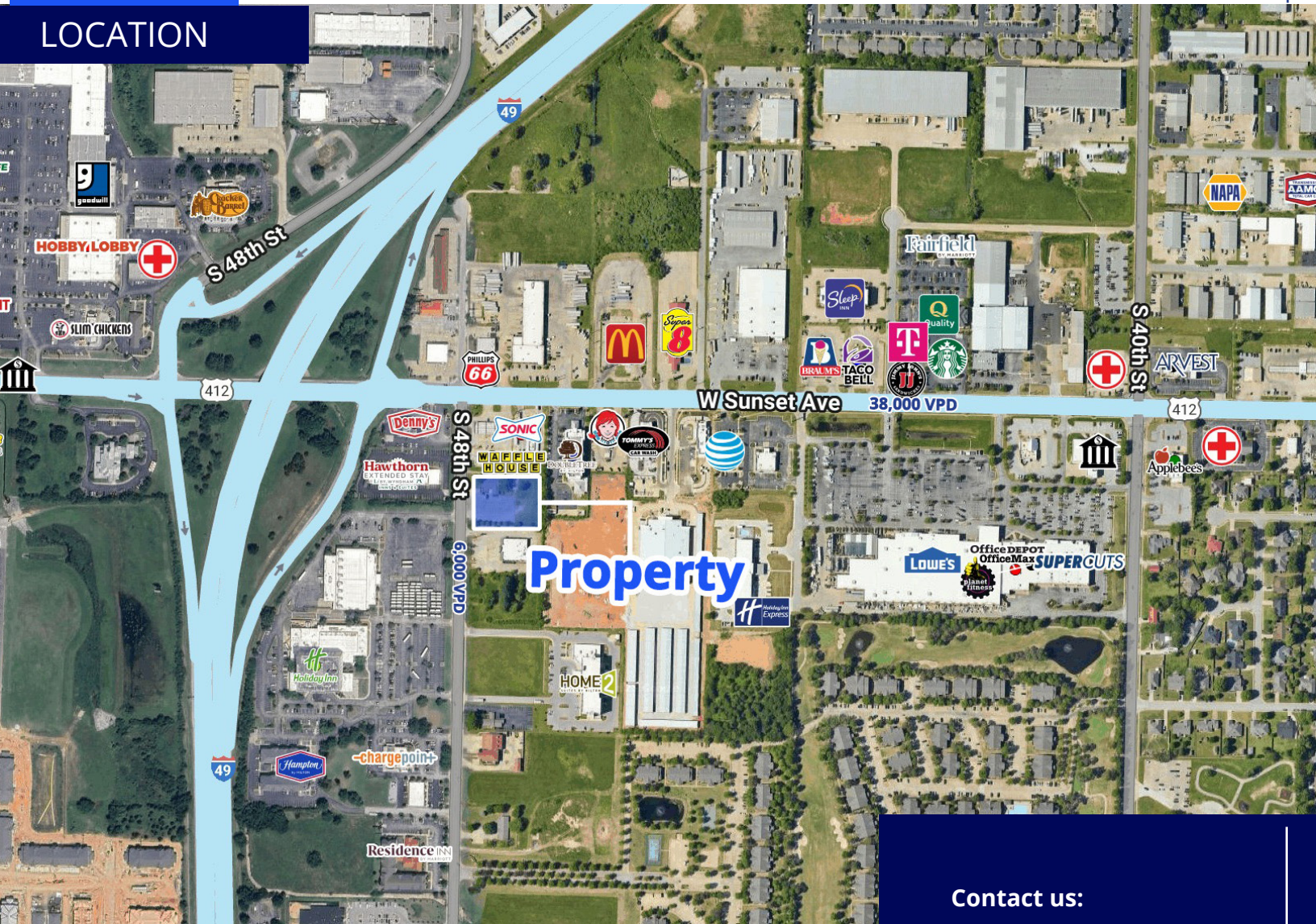
**Downtown Springdale** is undergoing a revitalization and has turned into a welcoming, vibrant and livable community. New projects include the renovation so Luther George Park, future home to a chocolate factory, and a 77-unit mixed-income apartment development called "Big Emma."

## Demographic Summary

Radius / Drive Time	Population (2023)	Average HH Income (2023)	Median Age (2023)
1	3,964	\$102,625	37.6
3	37,712	\$93,985	35.1
5	92,475	\$90,772	33.1
10	266,744	\$94,068	32.0
20	509,964	\$97,480	34.0



# LOCATION



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	7,910	60,707	117,425
Projected Population (2028)	8,327	63,946	125,823
Average HH Income (2023)	\$75,044	\$88,803	\$94,322
Proj. Average HH Income (2028)	\$87,098	\$103,434	\$109,377
Households (2023)	3,004	20,921	40,648

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