



# 800 E Emma Avenue

Springdale, Arkansas

A unique opportunity to lease a historical building in the middle downtown Springdale. Near several area attractions including the highly anticipated Market Center of the Ozarks, The Jones Center and Razorback Greenway trail system. Downtown Springdale has undergone a major revitalization with renovations on historical buildings, newly attractive local businesses such as Reign, Gaskins and Onyx Coffee, along with re-gentrification of surrounding parks, restaurants and trails. Downtown Springdale continues to impress visitors from near and far with it's diligence to become a destination to Northwest Arkansas.

Located on the highly-visible street of E Emma Avenue adjacent to the Market Center of the Ozarks and the Springdale Municipal Airport, the property was constructed in 1923 with 21,020 square feet of commercial space. Future renovations include modern lighting, two-story railing and natural wood features all while preserving the original aesthetic.

**\$18.00**  
PSF

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137,000 Employees Worldwide  
2,000+ Headquartered in Springdale



1,387+ Headquartered  
in Springdale

**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 west of the project including brand-new state-of-the-art Children's Center for Health & Wellness medical office building, Arkansas Children's Hospital, Highlands Oncology, 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 and have contributed vastly to the economy and community.

**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 Big Emma, a 77-unit mixed-income apartment development in collaboration with the Walton Family Foundation and Groundwork. Within walking distance from 800 E Emma Avenue will be a five-story Hilton Hotel and the anticipated Market Center of the Ozarks, a food hub supporting farmers, entrepreneurs and Northwest Arkansas communities.





**PROPOSED REMODEL**



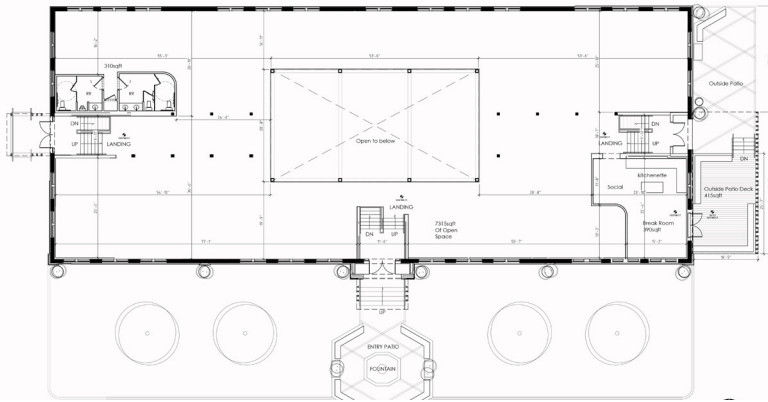
# Demographics & Floor Plans

**21,020**  
square feet  
available

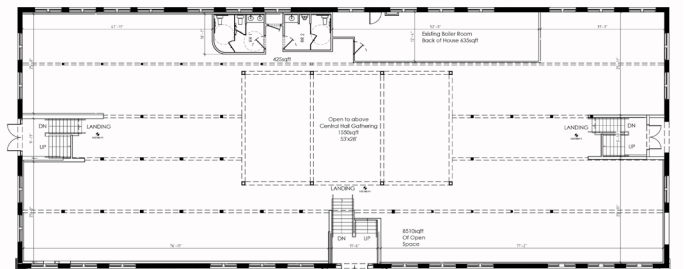
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Population (2024)	7,646	68,709
Projected Pop. (2029)	8,006	72,441
Household Income (2024)	\$58,493	\$80,233
Projected Household Income (2029)	\$68,672	\$93,263
Number of Households (2024)	2,477	21,264



## First Floor



## Second Floor



02 floor plan  
lower level 3/32" = 1'-0"

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