



202 RAILSIDE

[202 E Emma Avenue | Springdale, AR](#)

A unique opportunity to lease first floor end-cap space at 202 Railside 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.

Located on the highly-visible corner of E Emma Avenue and Spring Street with co-tenants including Homegrown, Bella's Gifts, The Cave Barbershop and newest tenant Kitakara and The Cave Barbershop. 202 Railside was constructed in 2021 with 21,500 square feet of commercial space and 55 apartments.

**\$25.00
PSF**

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

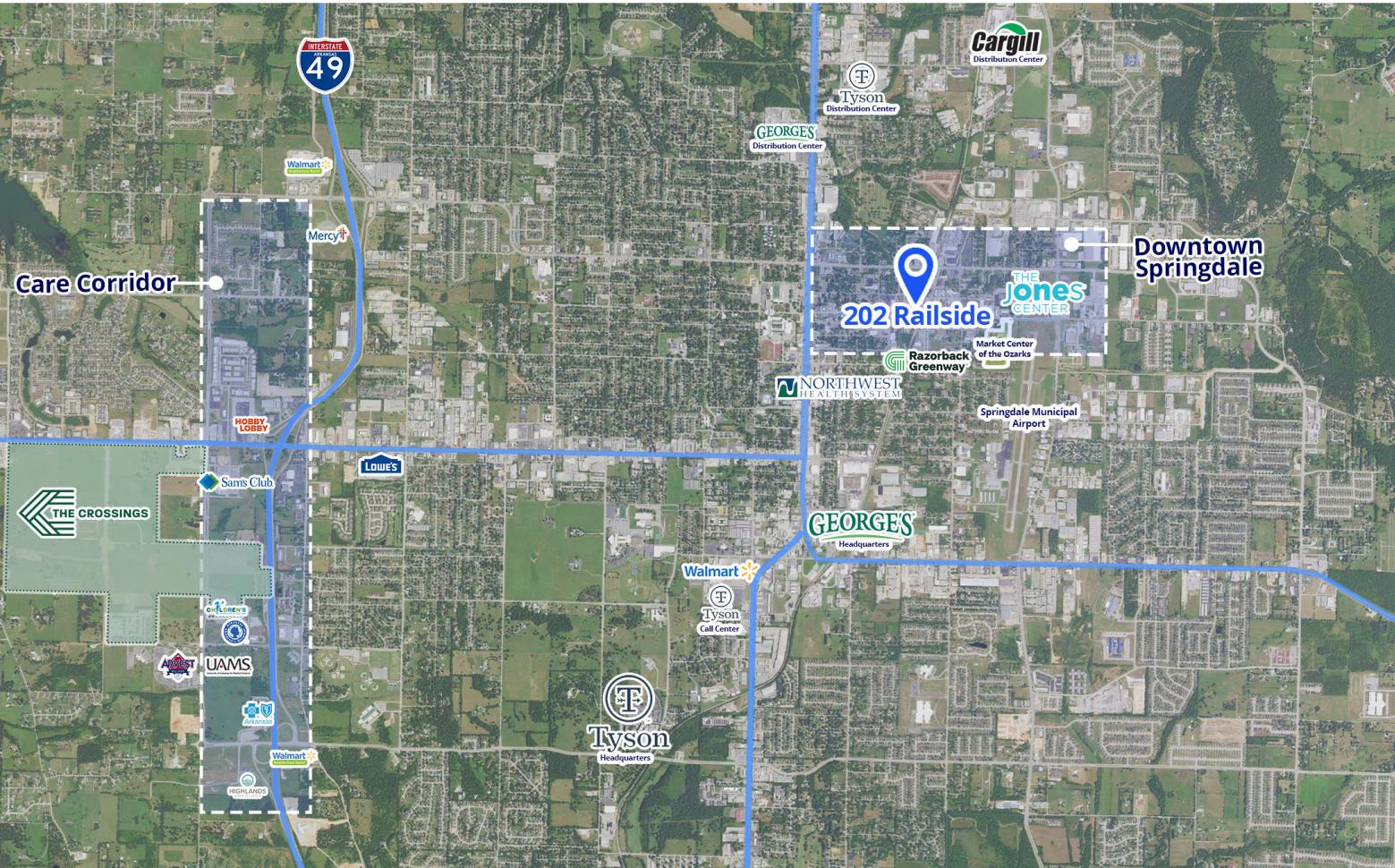


1,387+ Headquartered
in Springdale

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.

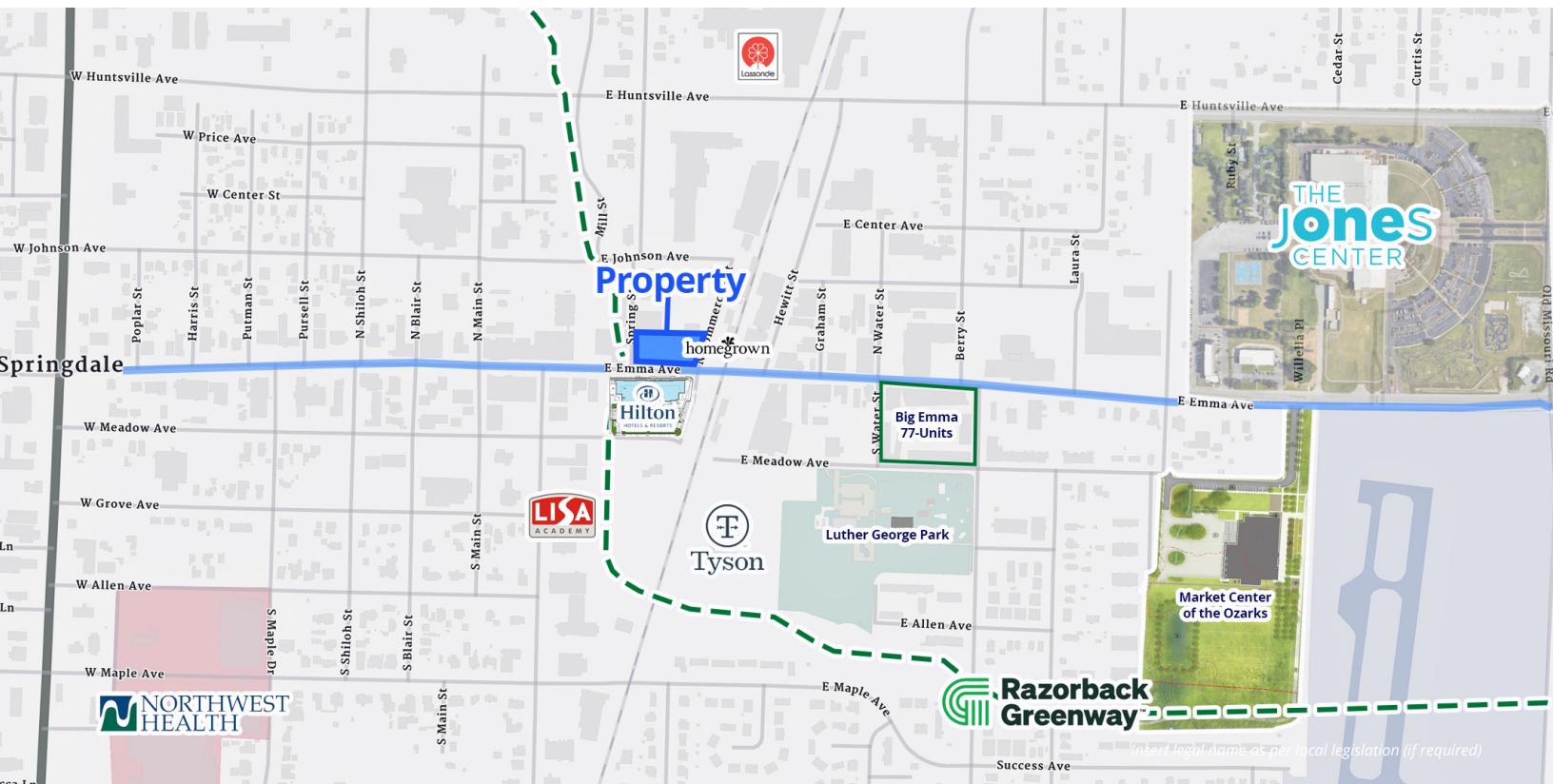
CARE CORRIDOR is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of the city. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and 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 of 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. Steps from the 202 Railside development 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.





DOWNTOWN SPRINGDALE



Leasing Plans

5,557
square feet
available

Suite Availability

Suite 1	5,557 SF	\$25.00 PSF + \$55.00 (TIA) PSF
Suite 2	2,496 SF	KITAKARA
Suite 3	1,752 SF	THE CAVE
Suite 4	1,962 SF	LEASED
Suite 5	2,425 SF	BELLA'S GIFTS
Suite 6	4,133 SF	HOMEGROWN



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