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RETAIL/OFFICE SPACE FOR LEASE

100 W Emma Ave, Springdale, AR



W Emma Ave
6,010 VPD

CONTACT US TODAY

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Property Understanding

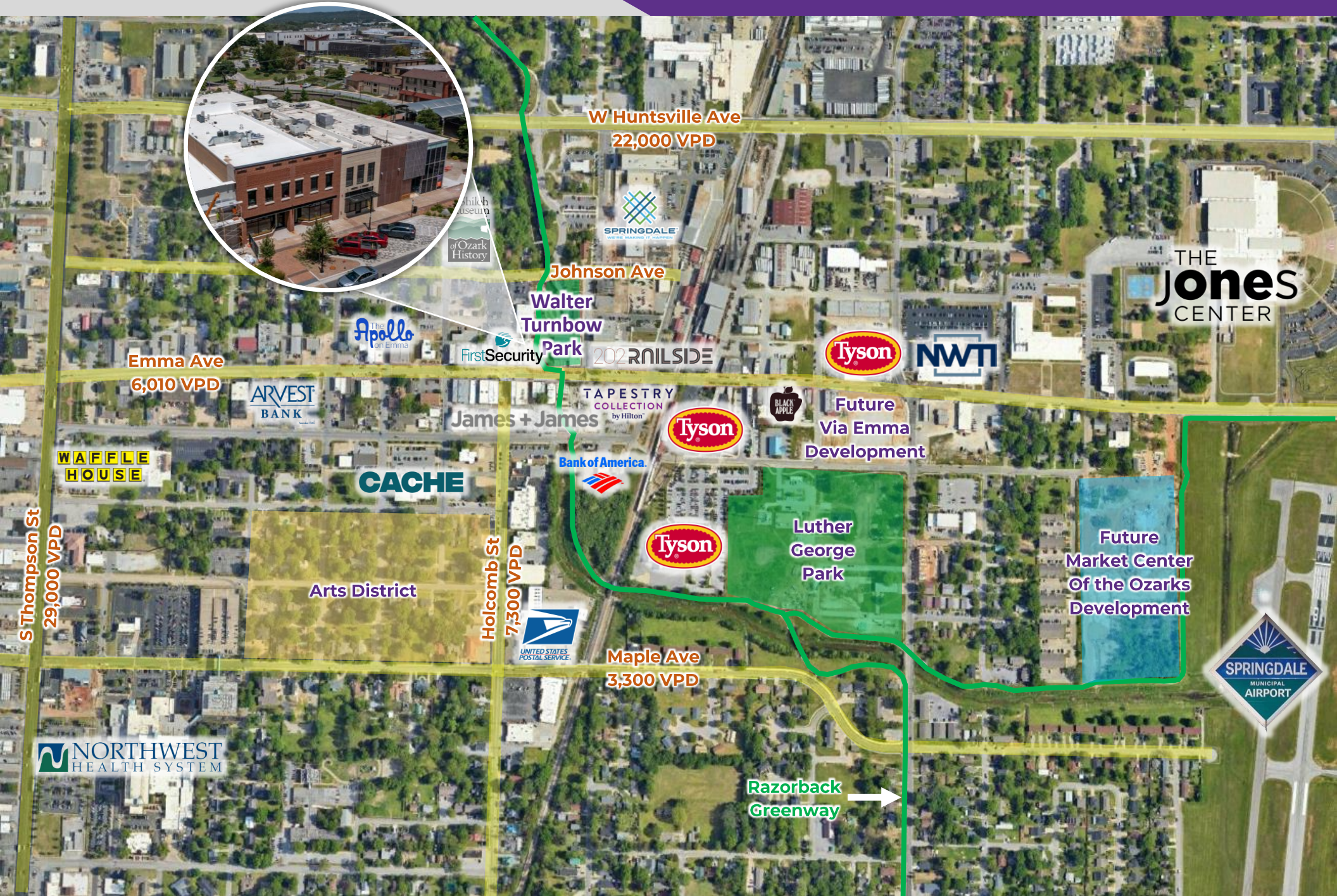
OVERVIEW

Offering	For Lease
Address	100 W Emma Ave
City/State	Springdale, AR 72764
Property Type	Retail/Office
Lease Rate	\$30.00/SF - \$32.00/SF
Lease Type	Modified Gross + Utilities
Available	± 2,890 SF – 4,876 SF
Building Size	± 30,857 SF
Zoning	NC1 (Neighborhood Center Type 1)

PROPERTY HIGHLIGHTS

- The historic building underwent a full renovation in the summer of 2024
- Tenants include Gaskins on Emma, Onyx Coffee Lab and Cromwell Architects
- The property is situated in downtown Springdale's Outdoor Dining District
- Adjacent to the newly renovated Walter Turnbow Park and the Razorback Greenway Trail system
- Rare opportunity to be part of the revitalization of downtown Springdale
- The immediate area features local restaurants, boutiques, bakery, bars, and new hotel and mixed-use developments







Springdale Airport

Luther George Park

Walter Turnbow Park at
Shiloh Square



202 RAILSIDE

TAPESTRY
COLLECTION
by Hilton

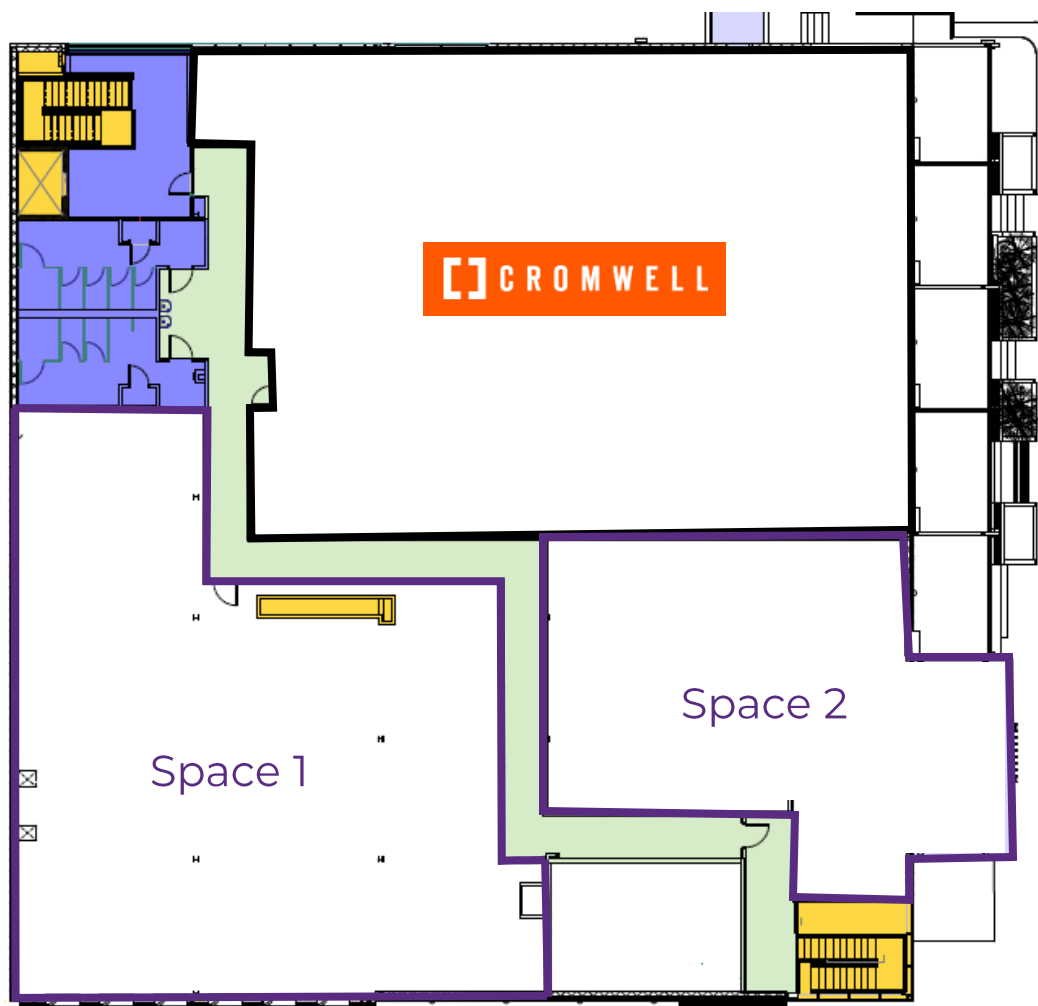
EST. 2007
PHAT TIRE
BIKE SHOP

BIENVENUE

Rein
SUSHI & HIBACHI

FirstSecurity

2nd Floor



AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	SPACE NOTES
Space 1	4,876 RSF	MG + UTL	\$30.00/RSF	Office Space (Can be demised)
Space 2	2,890 RSF	MG + UTL	\$32.00/RSF	Office Space

Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.


Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home of the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	74,504	109,743	288,213
Households	23,375	37,104	105,507
Average Age	34.1	35.3	35.3
Average Household Income	\$78,853	\$91,418	\$100,876
Businesses	1,840	3,462	8,073

**Demographic details based on property location*

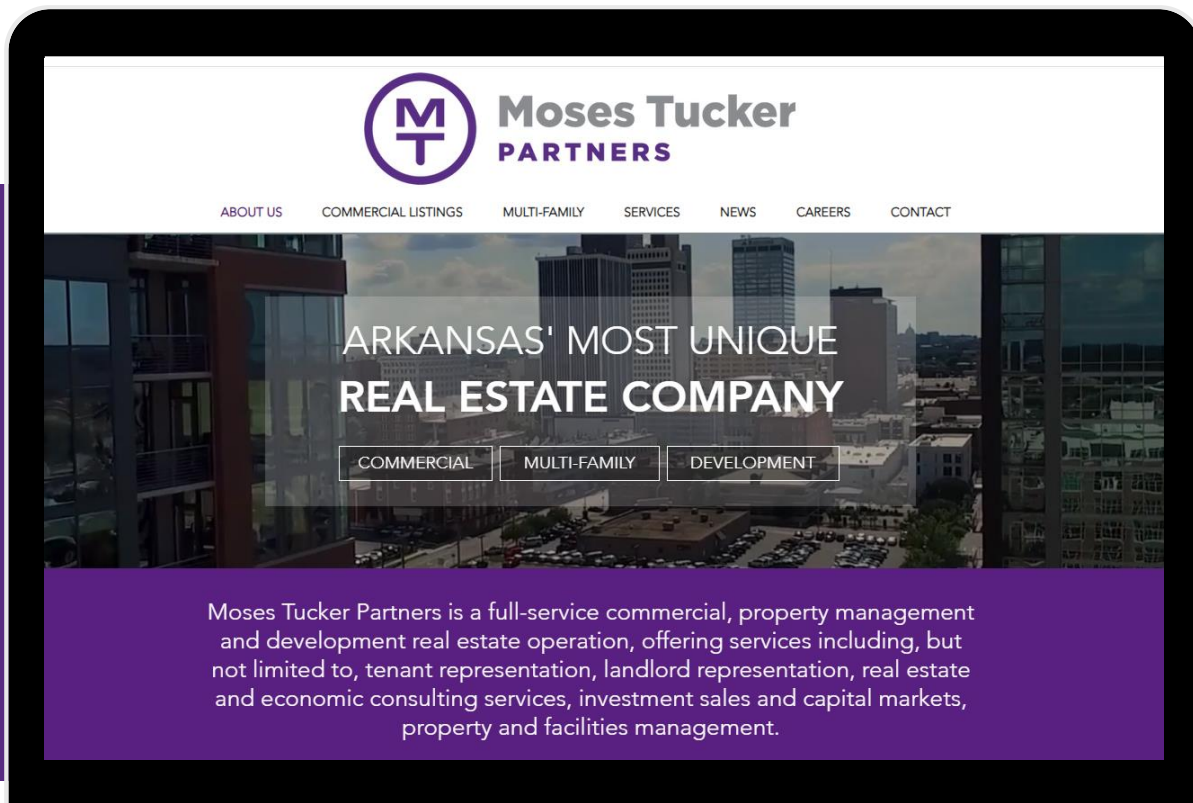
CONNECT

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