

RETAIL/OFFICE SPACE FOR LEASE

100 W Emma Ave, Springdale, AR



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







Moses Tucker
PARTNERS

DRONE AERIAL

THE
Jones
CENTER

Springdale Airport

Luther George Park



Bank of America.

202 RAILSIDE

TAPESTRY
COLLECTION
by Hilton™

Walter Turnbow Park at
Shiloh Square

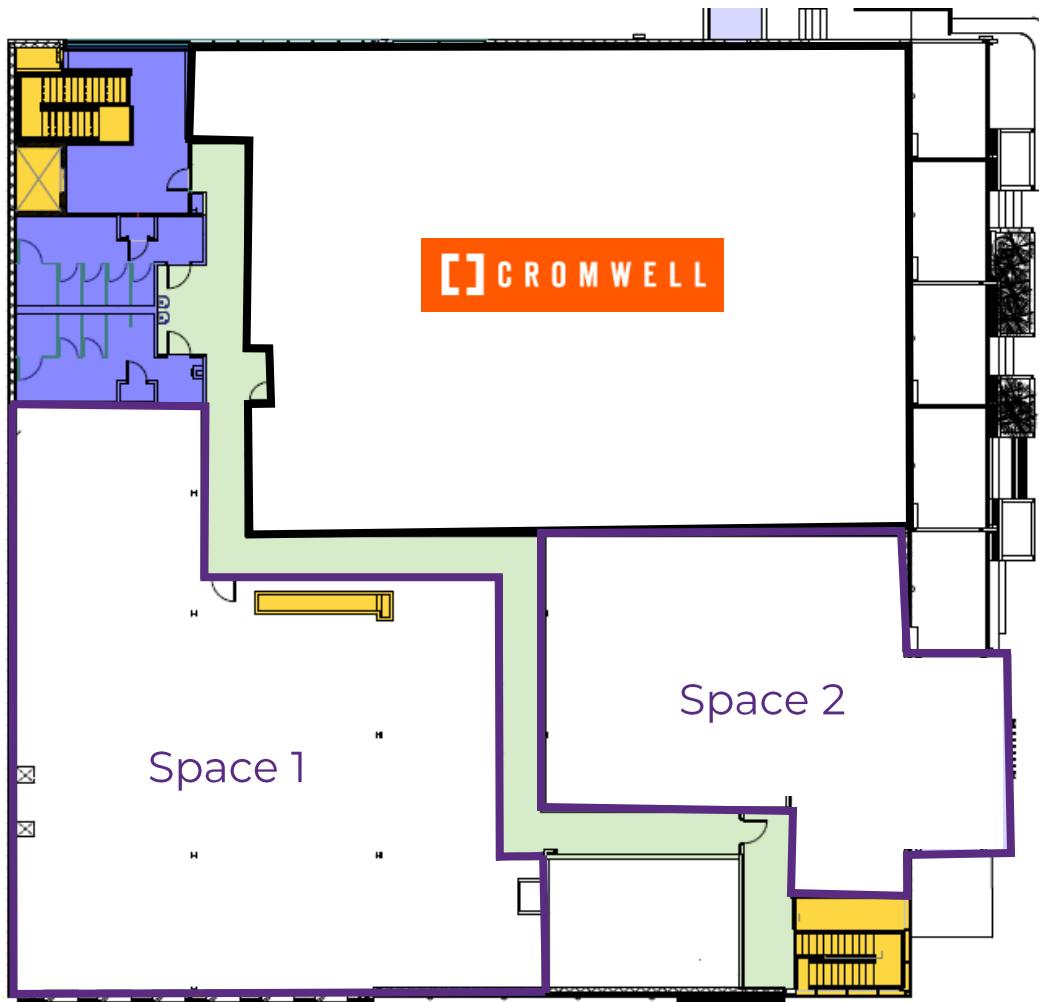
PHAT TIRE
BIKE SHOP



Bienvenue

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*

Population

3 MILES **5 MILES** **10 MILES**

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



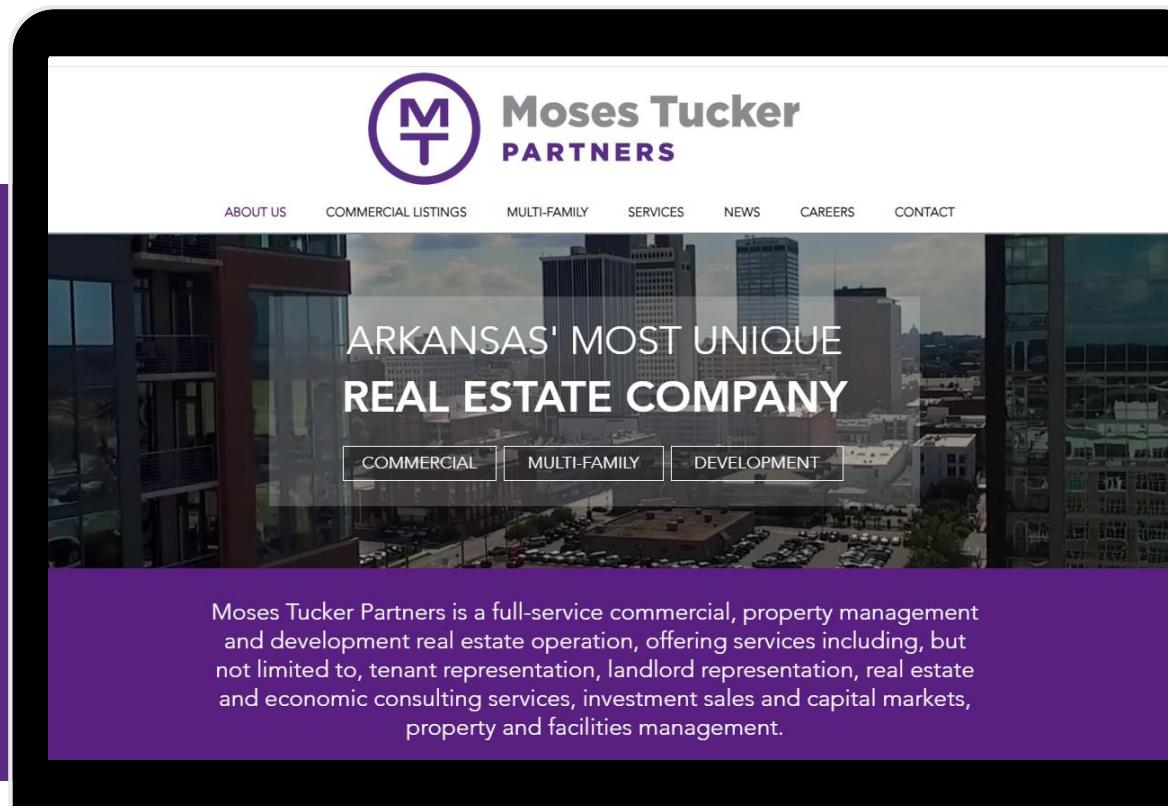
CONNECT

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