

EXECUTIVE OFFICE SUITE FOR LEASE

EXECUTIVE SUITES

2964 W Huntsville Ave, Springdale, AR 72762



PROPERTY DESCRIPTION

Prime executive office space available approx. 1 mile from I-49 in Springdale! These first-floor suites offer easy access to 2 shared restrooms and a common break room, making it convenient for employees and clients. The property provides ample parking for both staff and visitors. Offered under a gross lease, tenants are responsible for only internet and phone, with Cox Fiber available for approx. \$60/mo. Situated off W Huntsville Ave, which sees around 23,000 VPD, this location is also approx. 1 mile from I49, with traffic counts of approx. 105,000 VPD, ensuring excellent visibility and accessibility. Don't miss this prime office space opportunity!

PROPERTY HIGHLIGHTS

- Suite D, E, D&E, H, I: 685 - 1,025 SF
- Gross Lease
- Abundant Parking for Clients/Employees
- High Visibility with Great Signage Potential
- Approx. 1 Mile from I-49

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$625 - \$2,300 /mo (Gross) |
| Available SF: | 156 - 1,025 SF |
| Building Size: | 7,248 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,581 | 19,450 | 37,614 |
| Total Population | 11,309 | 59,041 | 113,134 |
| Average HH Income | \$83,220 | \$86,637 | \$93,831 |

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TIMOTHY SALMONSEN

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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|-----------------------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 156 - 1,025 SF | Lease Rate: | \$625 - \$2,300 /mo (Gross) |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------------------------|-----------|-----------|------------|-------------------|-------------|
| 2964 W Huntsville Ave., Suite I | Available | 685 SF | Gross | \$1,550 per month | - |
| 2964 W Huntsville Ave., Suite D | Available | 525 SF | Gross | \$1,200.00 SF/yr | - |
| 2964 W Huntsville Ave., Suite E | Available | 500 SF | Gross | \$1,400.00 SF/yr | - |
| 2964 W Huntsville Ave., Suite D&E | Available | 1,025 SF | Gross | \$2,300.00 SF/yr | - |
| 2964 W Huntsville Ave., Suite H | Available | 156 SF | Gross | \$625.00 SF/yr | - |

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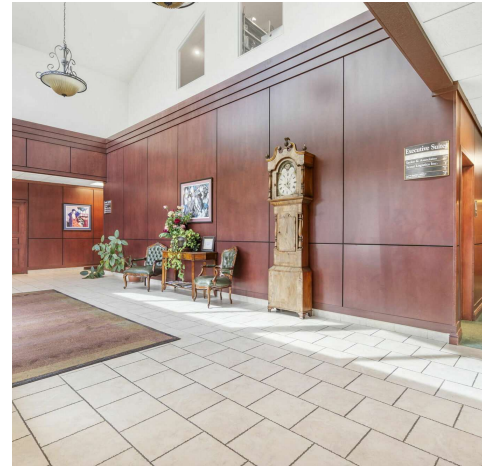
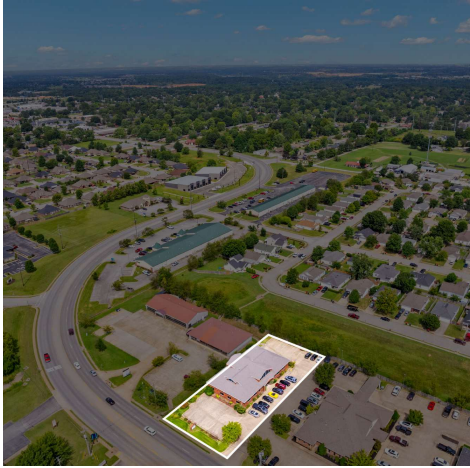
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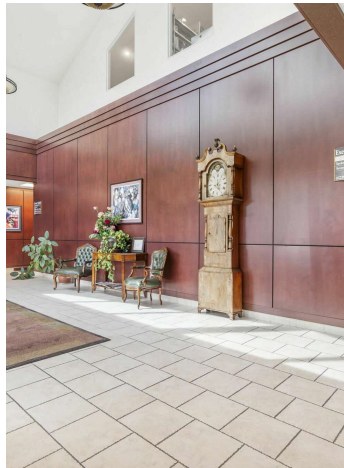
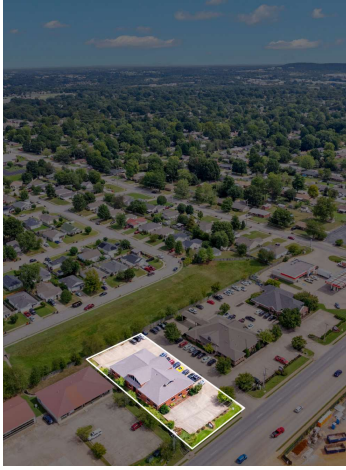
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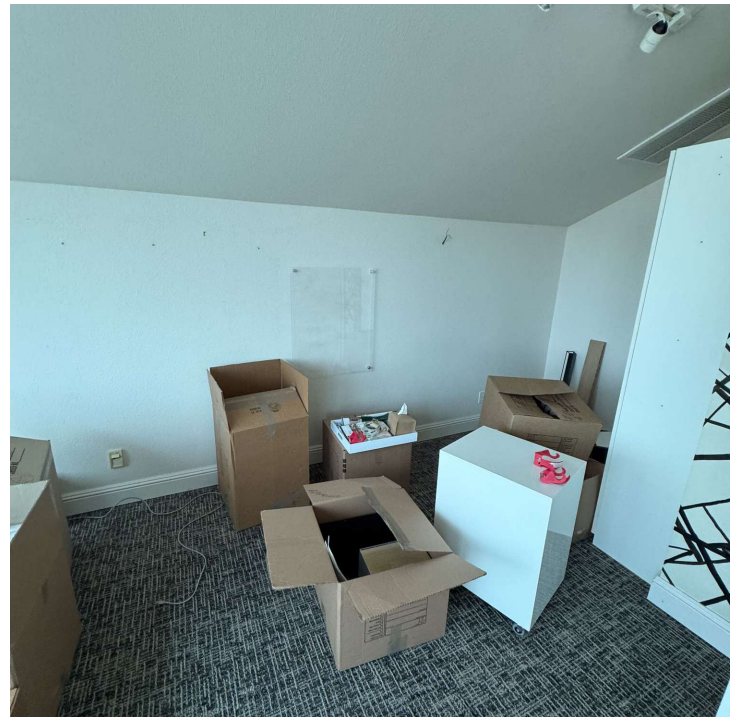
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EXECUTIVE OFFICE SUITE FOR LEASE

SUITE D PHOTOS

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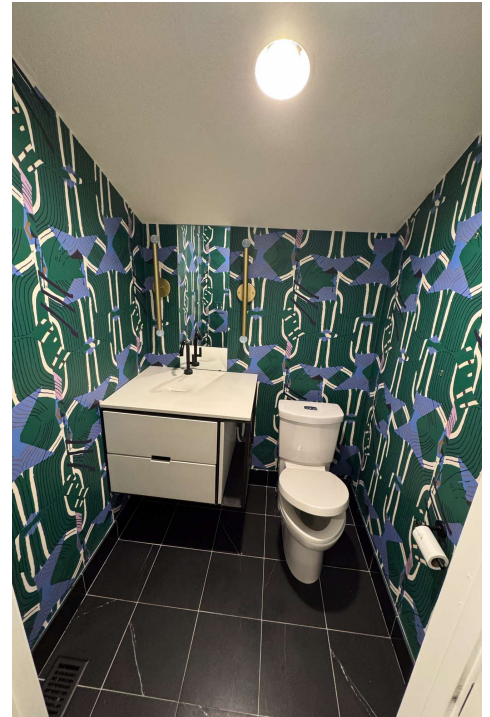
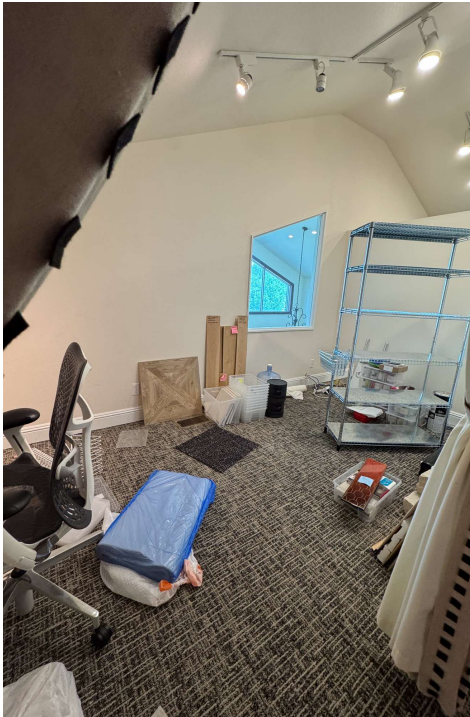
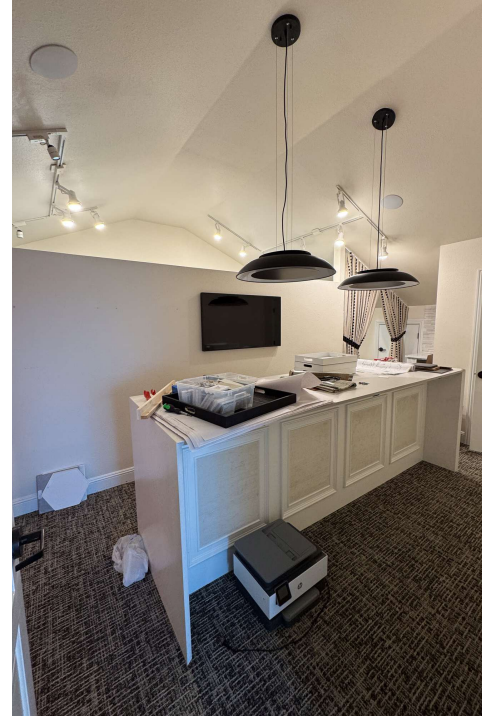
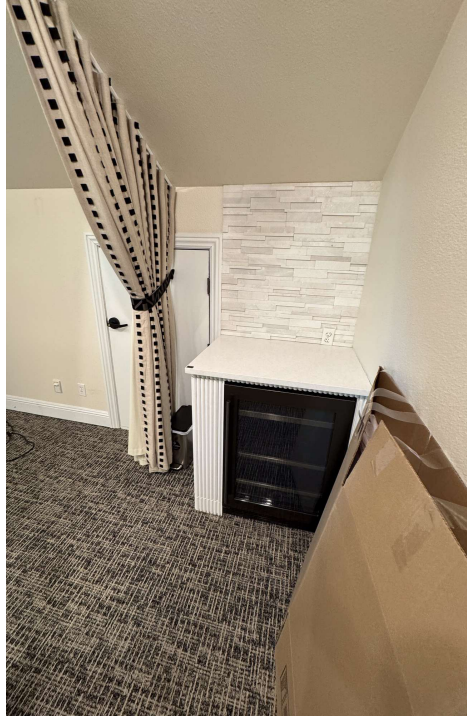
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SUITE E PHOTOS

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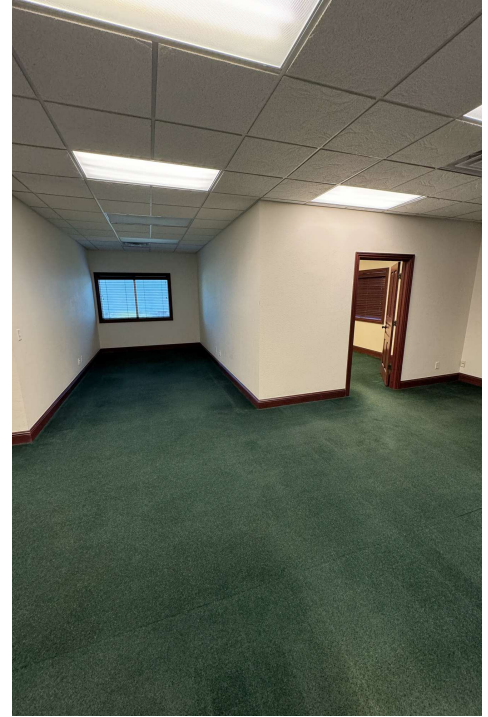
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SUITE I PHOTOS

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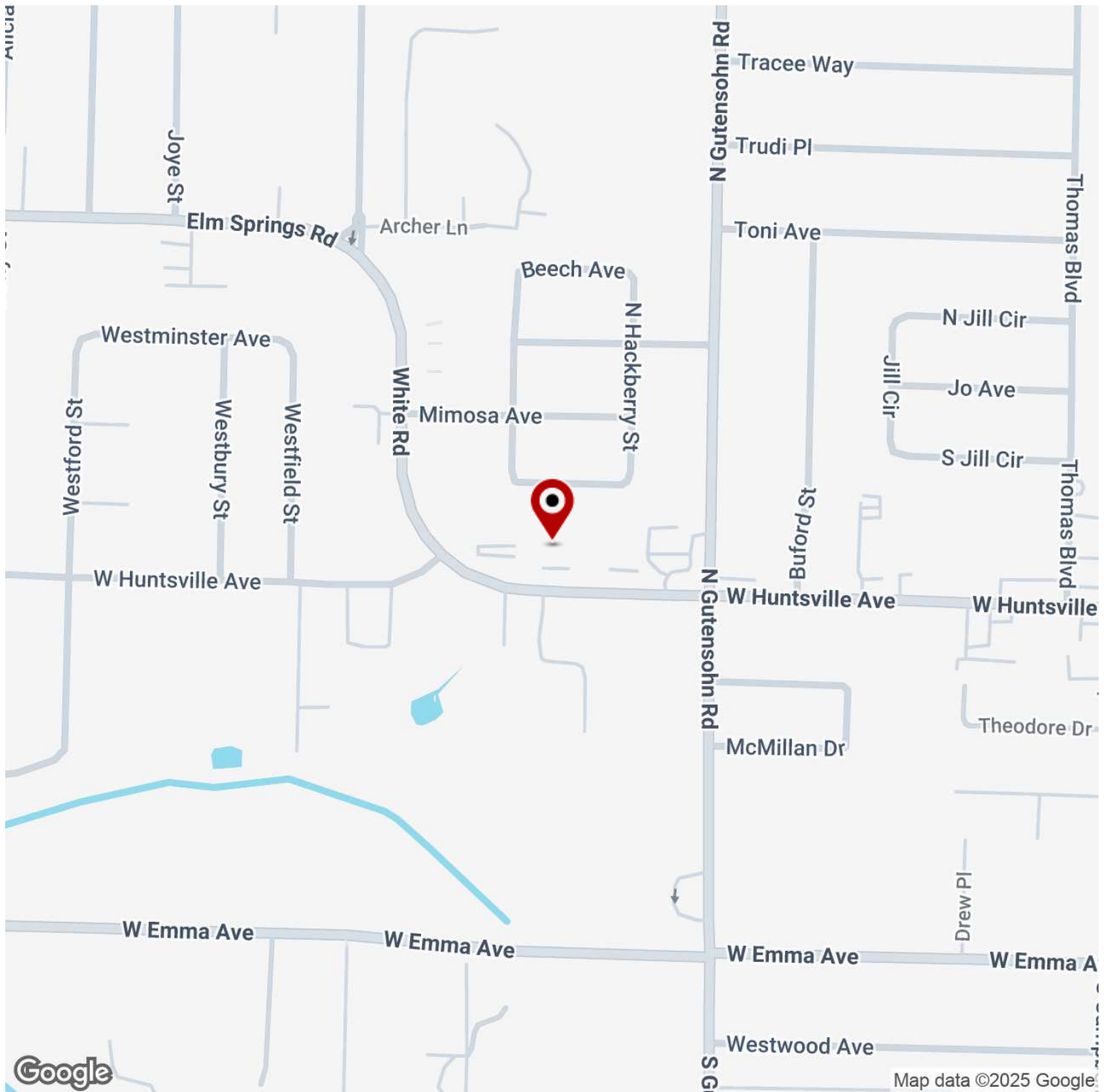
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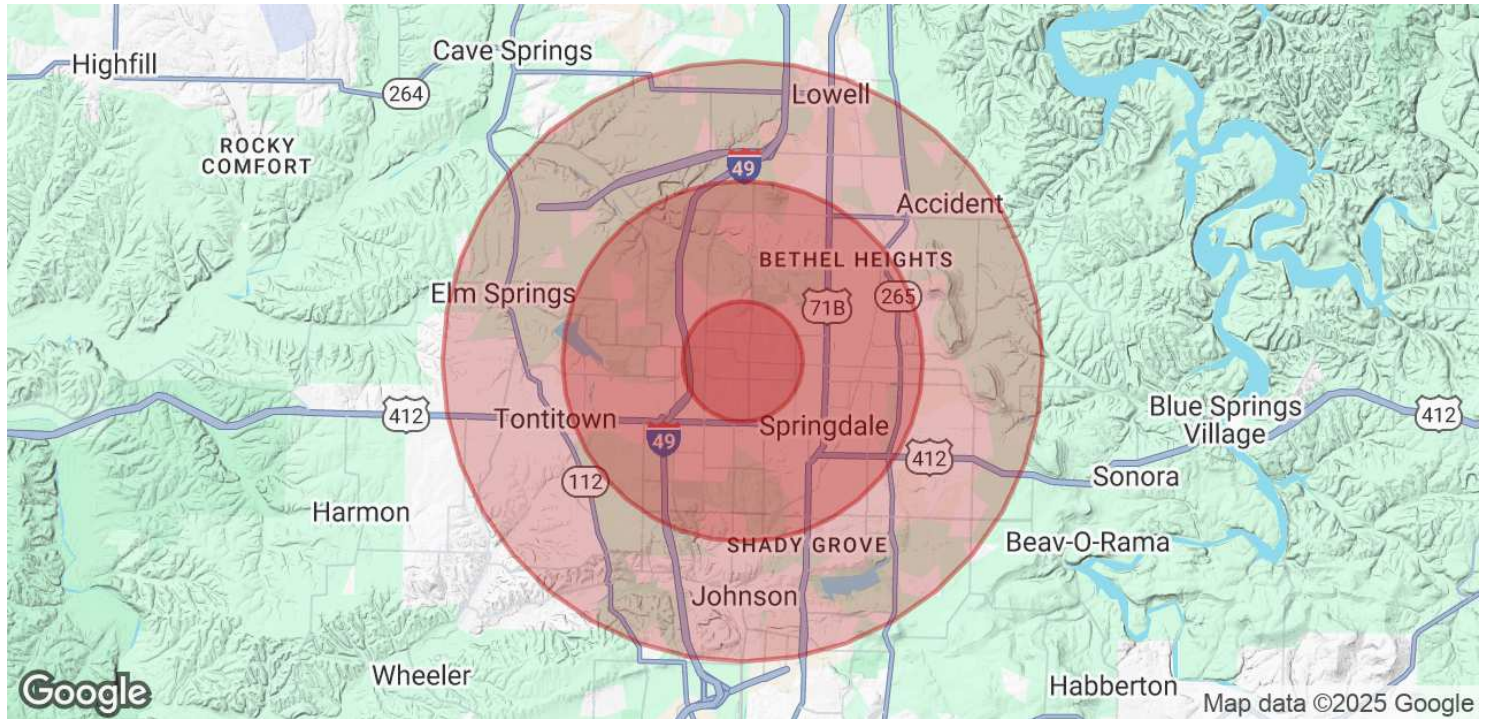
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,309 | 59,041 | 113,134 |
| Average Age | 37 | 36 | 35 |
| Average Age (Male) | 36 | 35 | 34 |
| Average Age (Female) | 39 | 37 | 36 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,581 | 19,450 | 37,614 |
| # of Persons per HH | 3.2 | 3 | 3 |
| Average HH Income | \$83,220 | \$86,637 | \$93,831 |
| Average House Value | \$208,473 | \$282,567 | \$309,291 |

Demographics data derived from AlphaMap

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