

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!

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

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

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TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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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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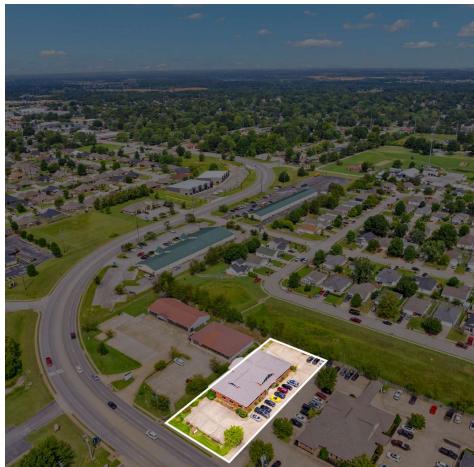
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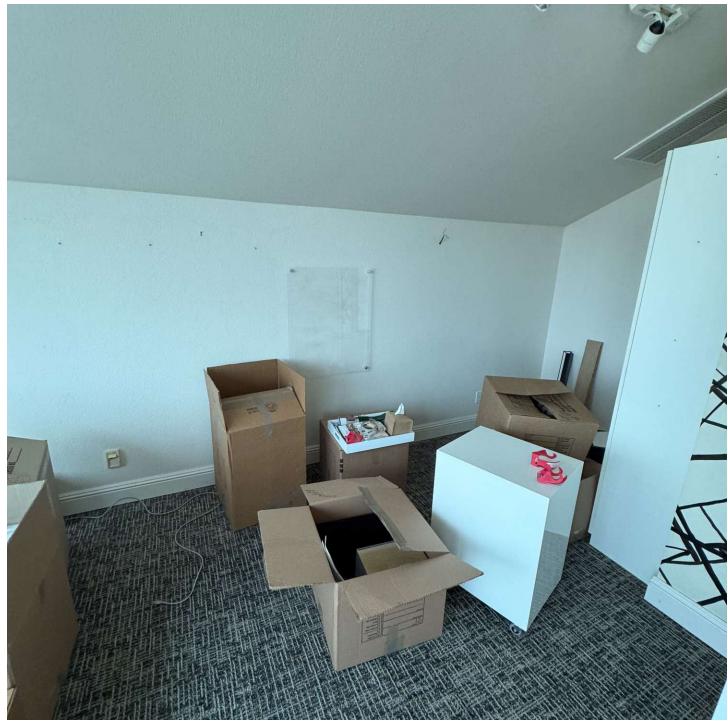
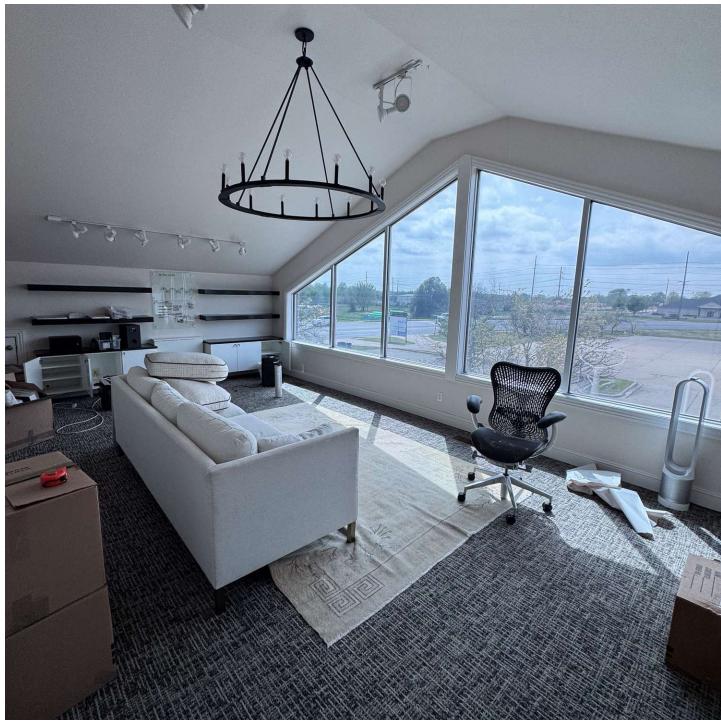
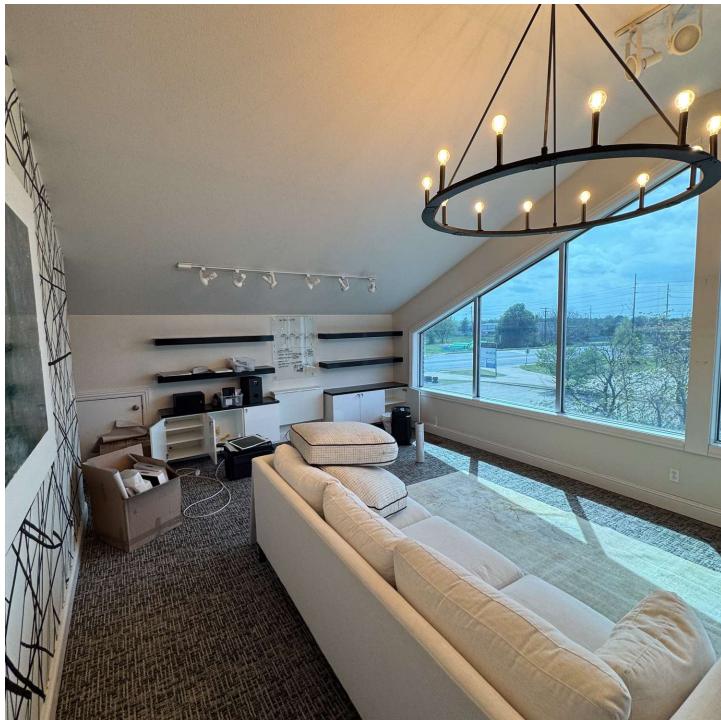
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EXECUTIVE OFFICE SUITE FOR LEASE

SUITE D PHOTOS

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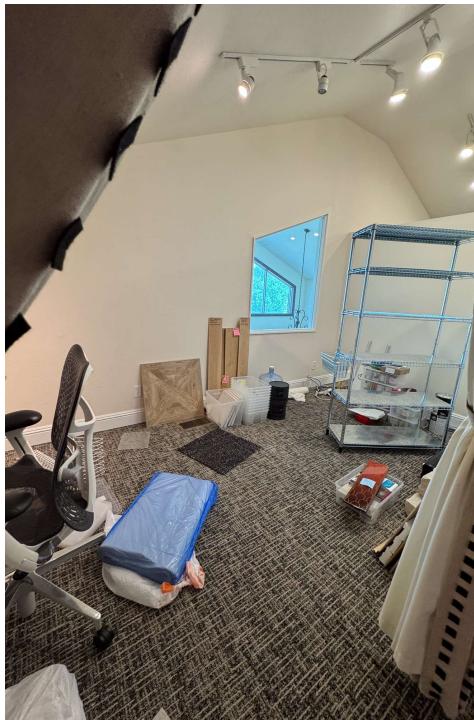
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SUITE E PHOTOS

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SUITE I PHOTOS

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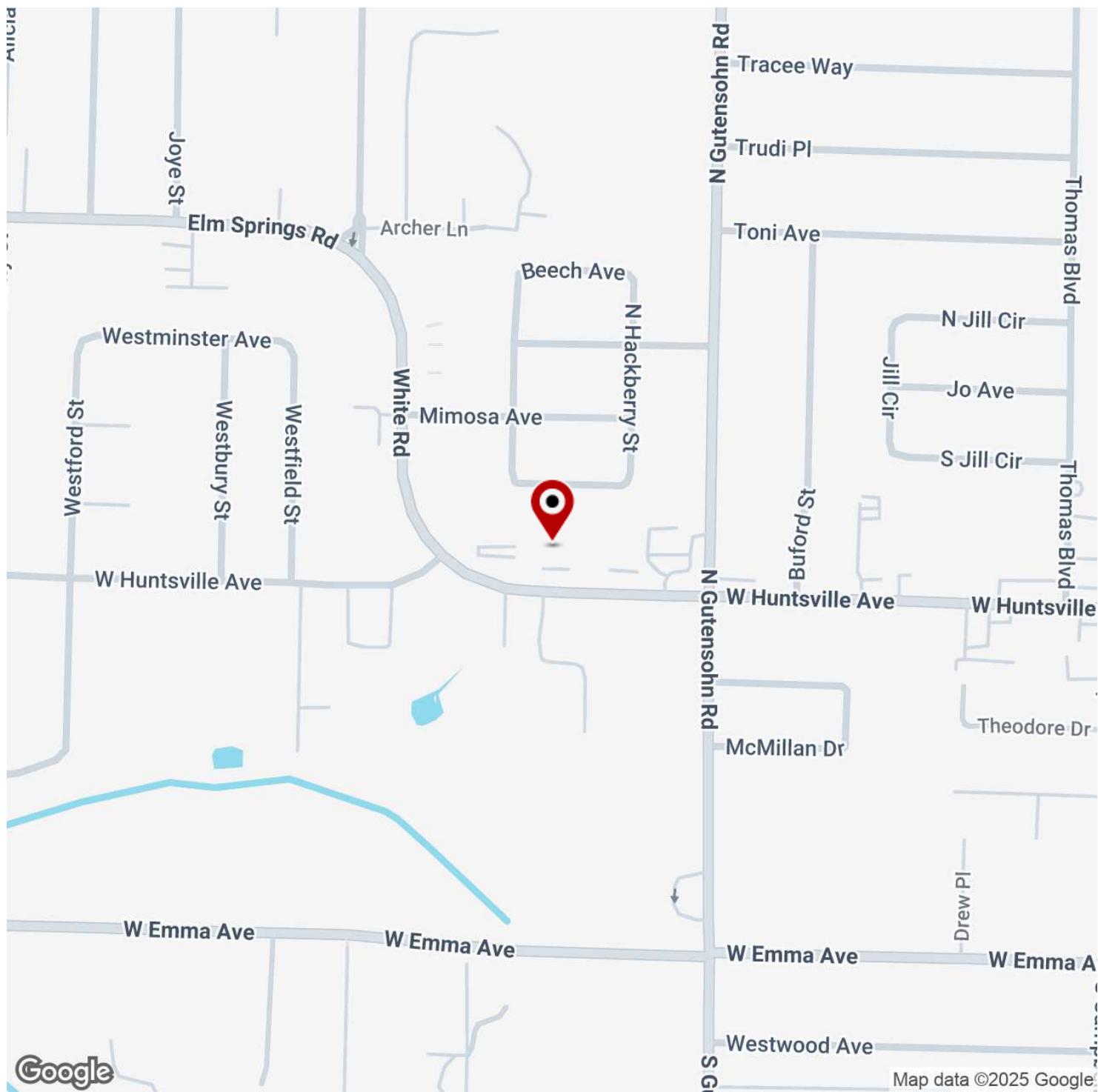
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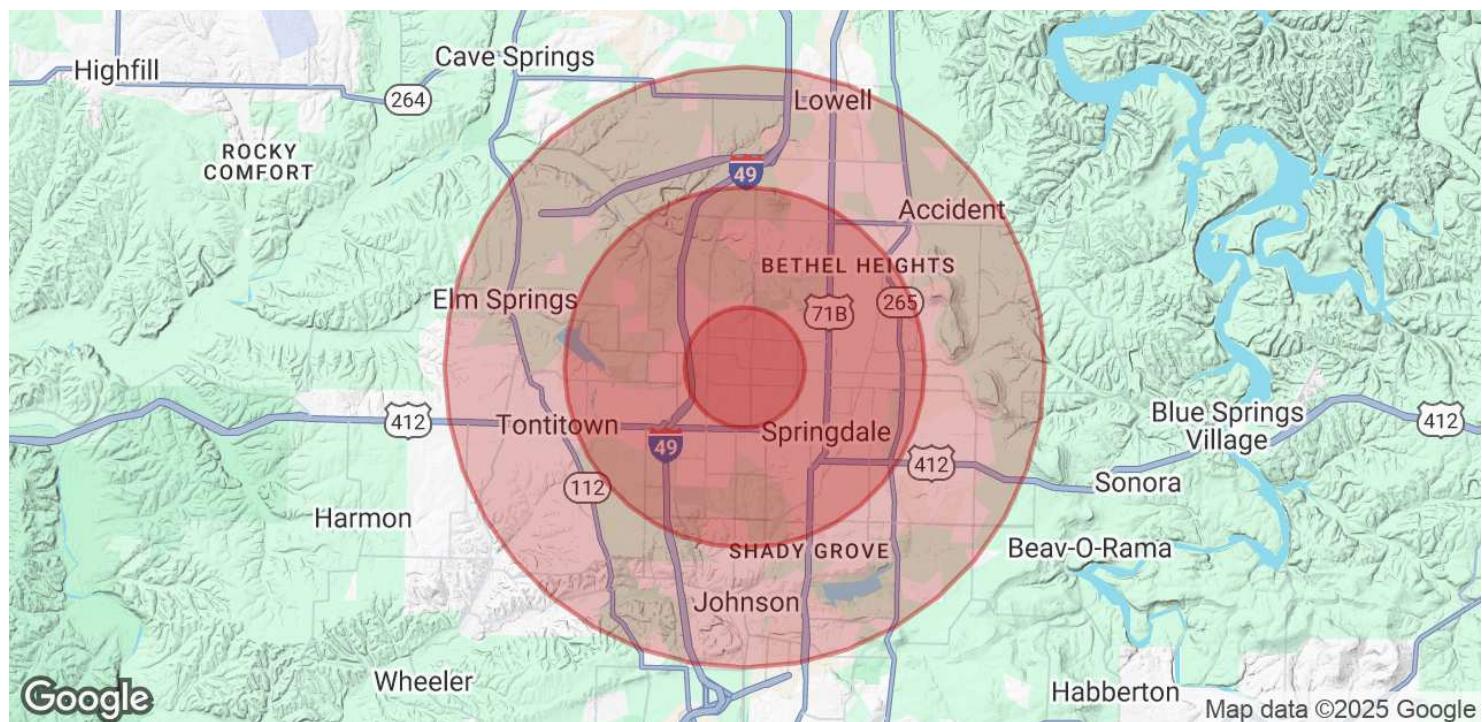
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,309	59,041	113,134
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	39	37	36

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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