

+/- 1,250 TO 2,500 SF RETAIL SPACE FOR LEASE



HOLIDAY PLAZA

3022 E Van Buren, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Position your business for success at this prime retail location on busy Highway 62, one of Eureka Springs' main traffic corridors with approx. 10,000 VPD. Located in a thriving strip center, Holiday Plaza, with complementary neighboring businesses, this flexible +/- 1,250 to 2,500 SF space features an open retail layout, convenient storage closet, ample free parking, and multiple signage opportunities, including above suite signage and monument signage for maximum visibility. Whether you're launching a new venture or expanding an existing one, this space is designed to help your business stand out and grow. This property sits in the heart of Eureka Springs' business district, offering excellent exposure and steady foot and vehicle traffic. Offered on a NNN lease structure, tenant pays \$100/mo NNN plus electric, internet, and phone in their name. Landlord covers water/sewer and lawn care. Don't miss this opportunity to establish your business in one of Eureka Springs' most sought after commercial corridors.

PROPERTY HIGHLIGHTS

- Prime retail location on Highway 62
- Flexible to accommodate a variety of business needs
- Open retail layout
- Excellent visibility, foot traffic, and vehicle traffic
- Ample Free Parking

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,250 - 2,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	162	487
Total Population	132	329	984
Average HH Income	\$77,009	\$77,009	\$76,833

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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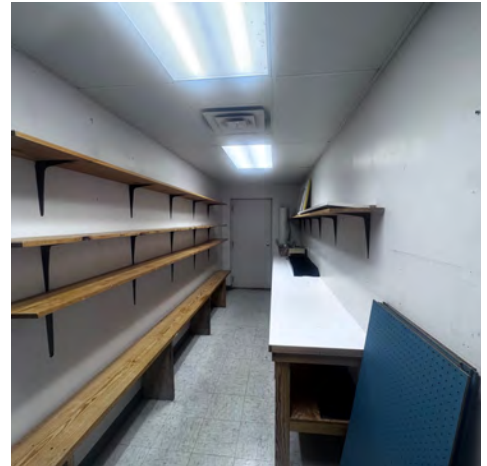
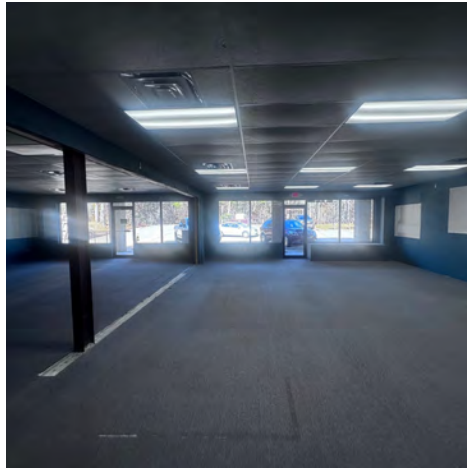
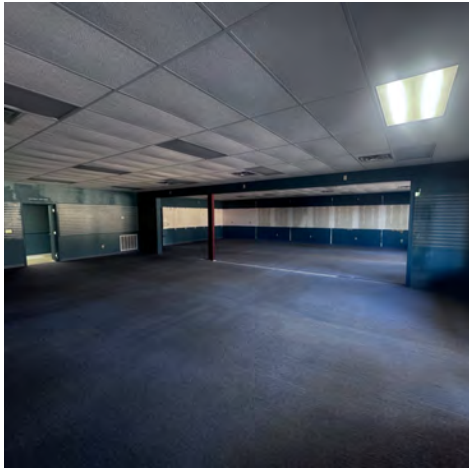
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SUITE A&B PHOTOS

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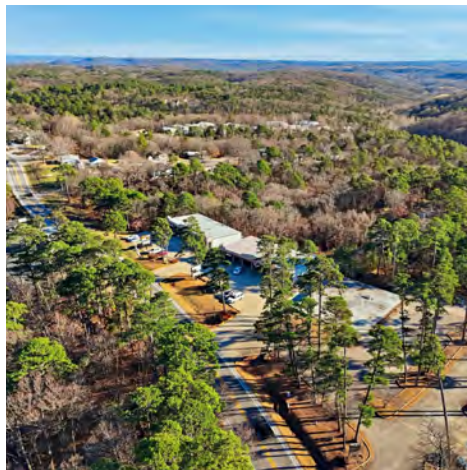
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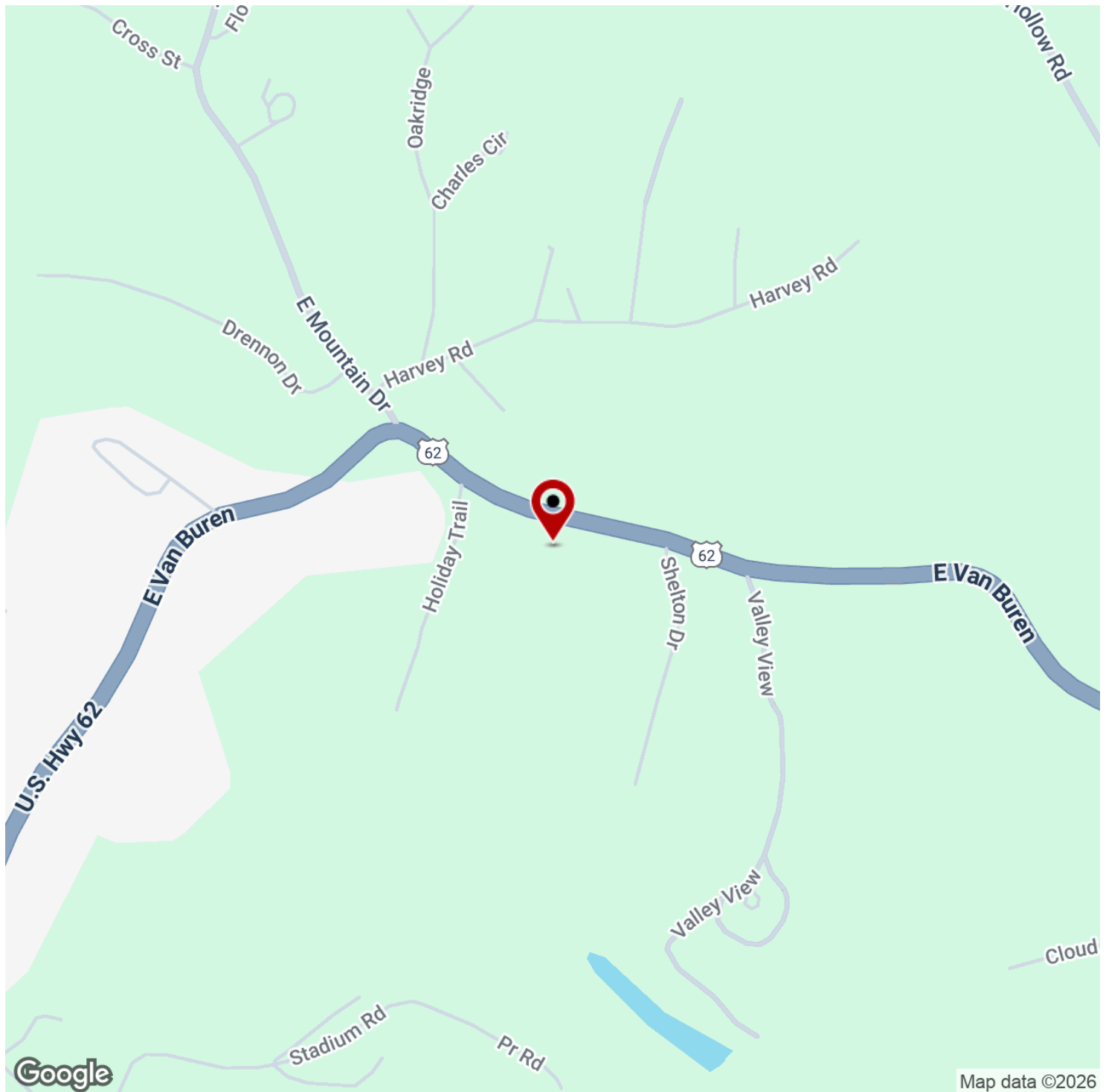
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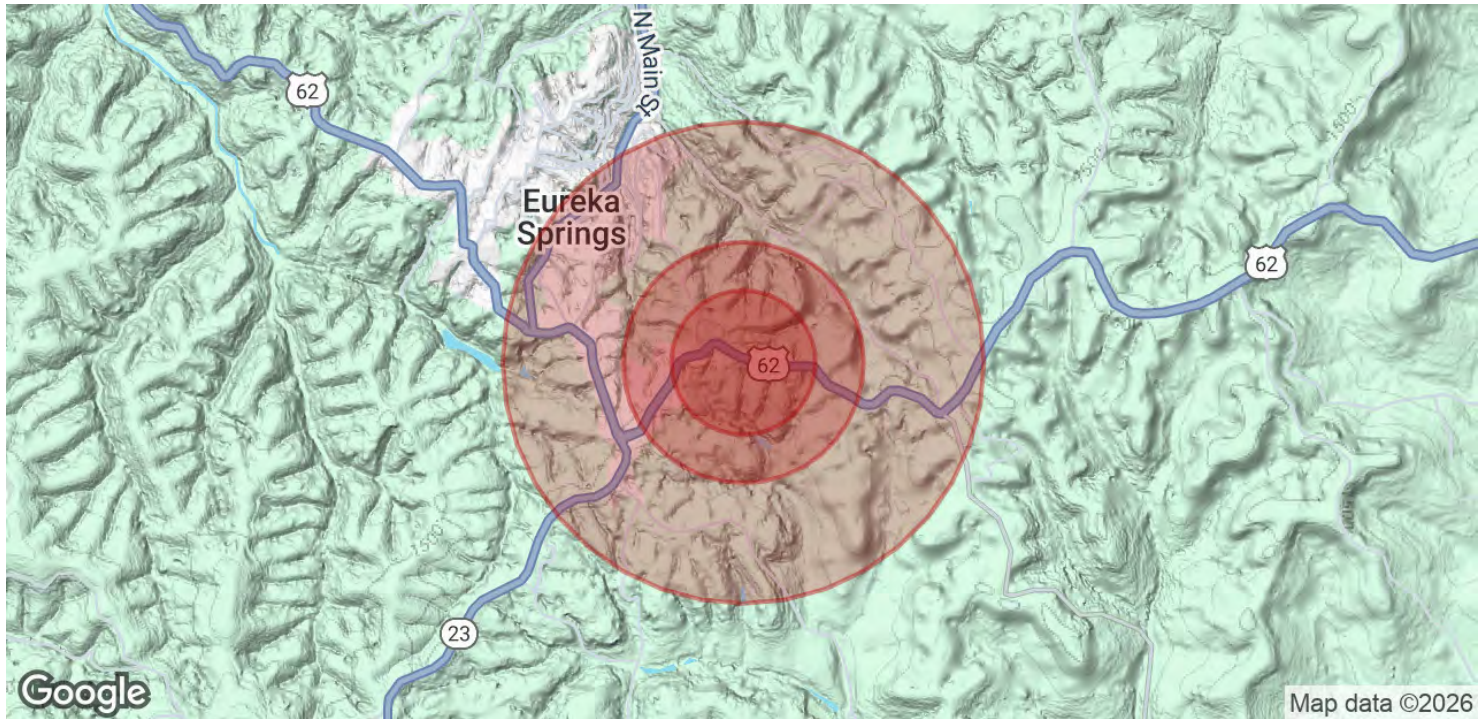
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	329	984
Average Age	52	52	52
Average Age (Male)	50	50	50
Average Age (Female)	53	53	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	162	487
# of Persons per HH	2	2	2
Average HH Income	\$77,009	\$77,009	\$76,833
Average House Value	\$252,711	\$252,711	\$256,100

Demographics data derived from AlphaMap

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