

NEW DEVELOPMENT FOR LEASE

845 White Rd | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

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845 White Rd | Springdale, AR

AVAILABLE

±1,600 - 8,080 SF

PRICE

\$28 NNN (Drive-Thru)

\$26 NNN (South End Cap)

\$24 NNN (In-Line Spaces)

COMMENTS

- Great location for Retail, Office, and Medical
- Drive-thru opportunity
- Close proximity to I-49 and Hwy 71B
- Excellent visibility and exposure
- Ample Parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,803	63,033	111,434	286,658
AVERAGE HH INCOME	\$91,811	\$94,492	\$101,245	\$105,170
TOTAL HH	4,467	20,561	38,099	106,870

TRAFFIC COUNTS

White Rd: 22,775 VPD

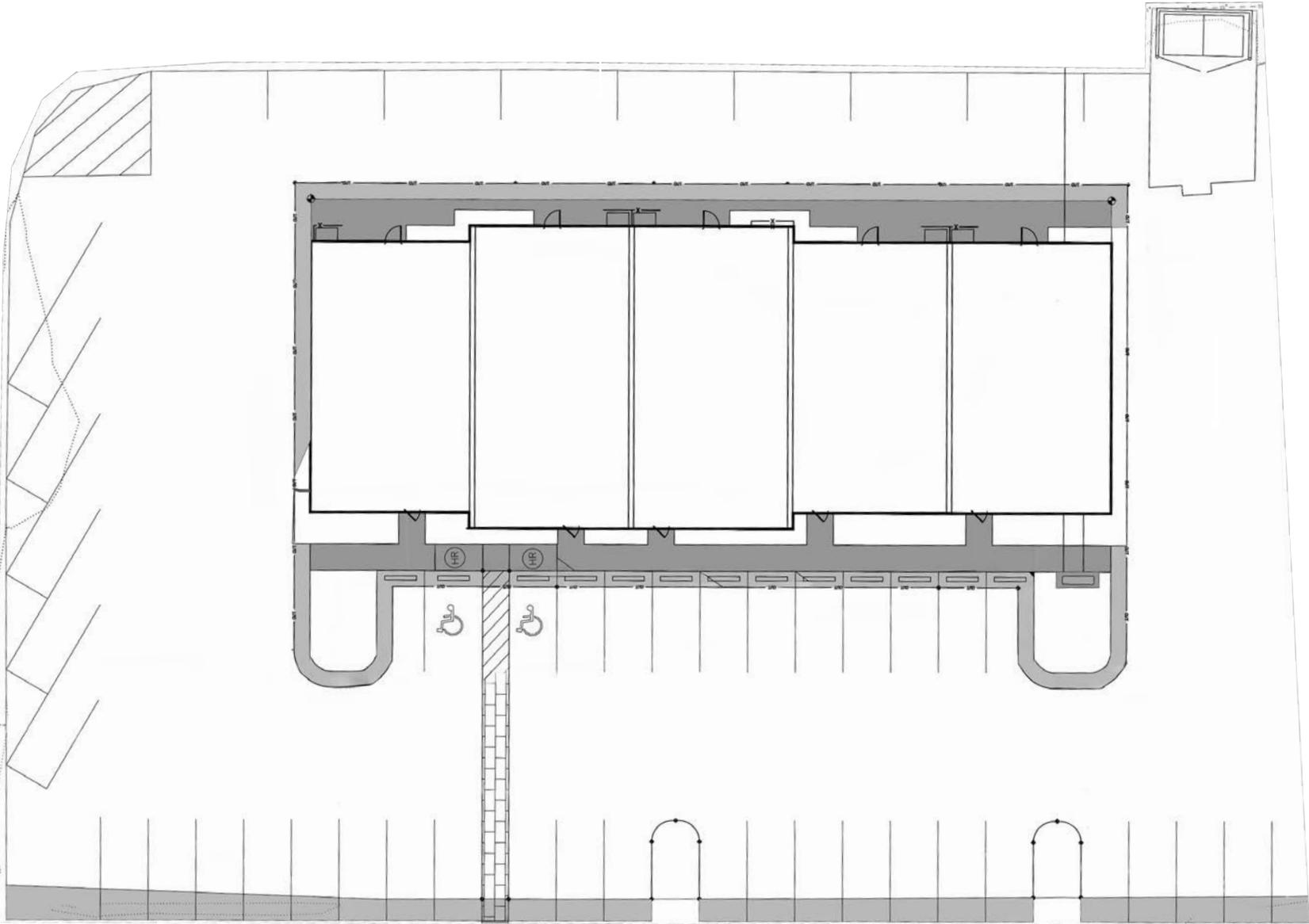


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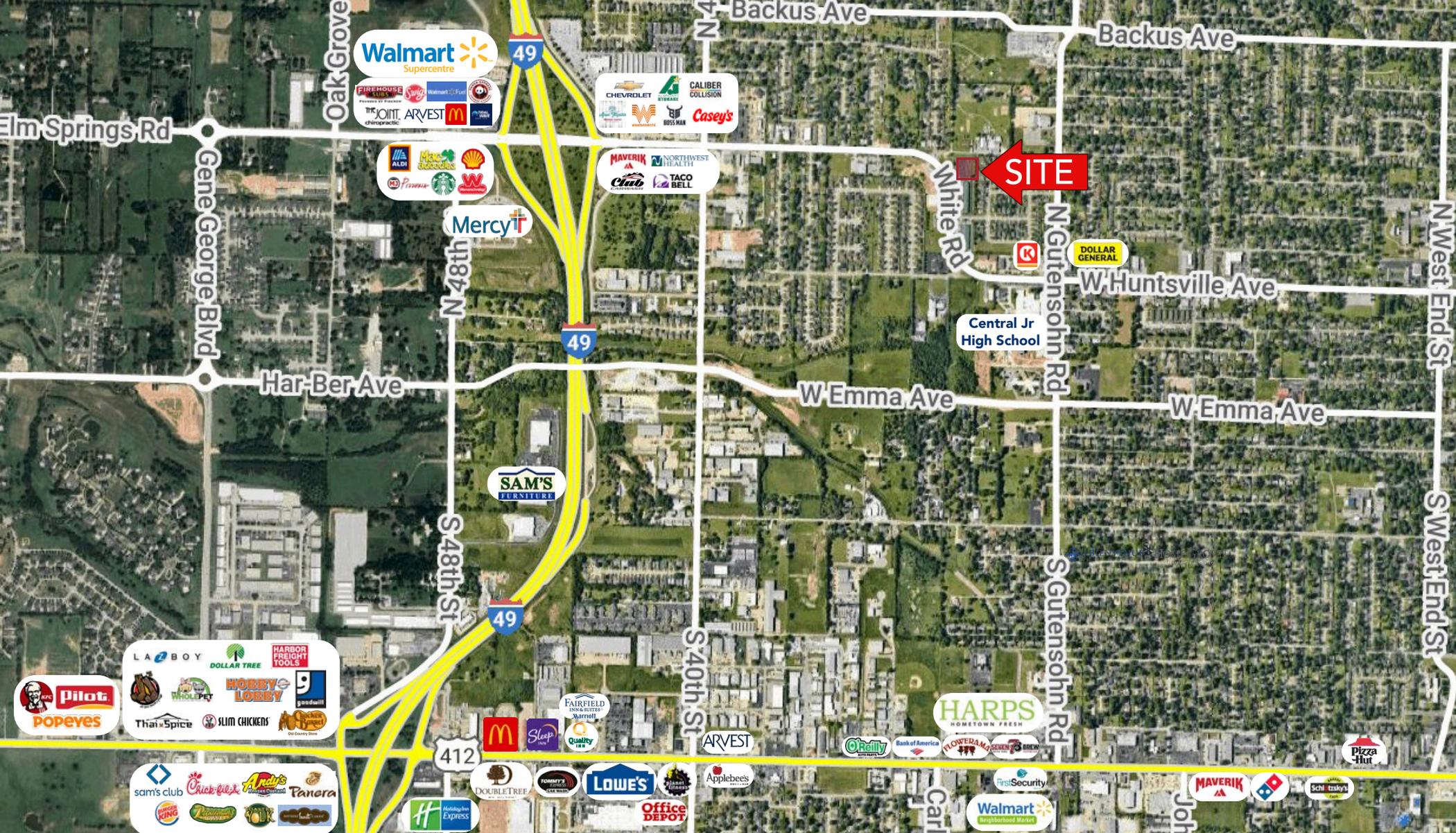
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NEW CONSTRUCTION SPACE FOR LEASE

6522 W Sunset Ave | Springdale, AR 72762

NORTHWEST ARKANSAS RANKS AS NATIONS BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

Springdale is a dynamic and rapidly evolving city in Northwest Arkansas. With a strategic location on the Springfield Plateau and a population approaching the mid-80,000s (and growing), Springdale serves as both an industrial hub and a community-oriented marketplace. Economically, Springdale is anchored by strong manufacturing and food-processing sectors, with global players like Tyson Foods driving significant employment and investment. Poultry processing and related industries remain dominant, complemented by diversified manufacturing and engineering firms, a solid public school system, and growing healthcare and service sectors. Development trends in Springdale point toward continued momentum: there's investment in downtown revitalization, mixed-use projects, community amenities, and regional food system infrastructure. These efforts enhance quality of life while reinforcing Springdale's role as a commercial and residential destination in Northwest Arkansas

SPRINGDALE MAJOR EMPLOYERS	
Rank	Company
1	Tyson Foods
2	George's
3	Springdale Public Schools
4	Cargill Meat Solutions
5	Northwest Medical Center
6	Rockline Industries
7	A.E.R.T
8	Harps Food Stores
9	Kawneer
10	Muti-Craft Contractors

Source: Springdale Chamber of Commerce



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,340	32,880	86,709	278,618
AVERAGE HH INCOME	\$144,423	\$115,936	\$110,865	\$114,363
TOTAL HH	2,031	11,798	31,047	105,946
AVERAGE AGE	36	35	33	32
BUSINESSES	232	1,194	3,314	8,610
EMPLOYEES	2,172	11,163	38,201	100,200

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property


278,618
Population


\$114,363
Avg. Household Income


105,946
Households


32
Avg. Age


8,610
Businesses


100,200
Employees



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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501.375.3200

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