

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 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 with internet included. 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. 111,000 VPD, ensuring excellent visibility and accessibility. Don't miss this prime office space opportunity!

PROPERTY HIGHLIGHTS

- Suite A - +/- 480 SF; Suite D - +/- 420 SF
- Gross Lease
- Abundant Parking for Clients/Employees
- High Visibility with Great Signage Potential
- Approx. 1 Mile from I-49
- 23,000 VPD on W Huntsville

OFFERING SUMMARY

Lease Rate:	\$995 - 1,195 per month (Gross)
Available SF:	420 - 480 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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SALMONSEN GROUP

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

EXECUTIVE OFFICE SUITE FOR LEASE



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	420 - 480 SF	Lease Rate:	\$995 - \$1,195 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2964 W Huntsville Ave., Suite A	Available	480 SF	Gross	\$1,195 per month	-
2964 W Huntsville Ave., Suite D	Available	420 SF	Gross	\$995 per month	-

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SUITE A PHOTOS

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SUITE D PHOTOS

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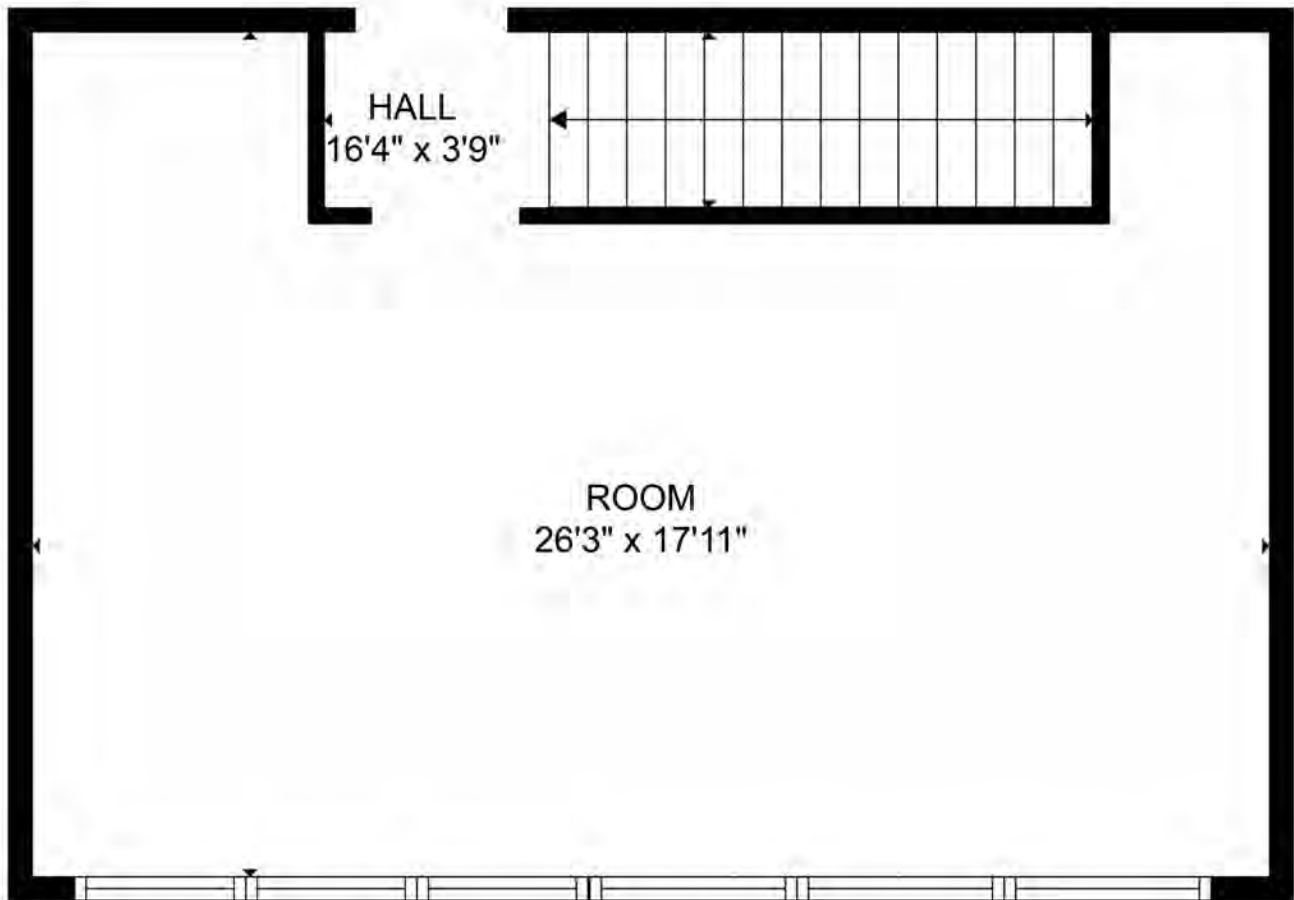
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Suite D: +/- 420 SF

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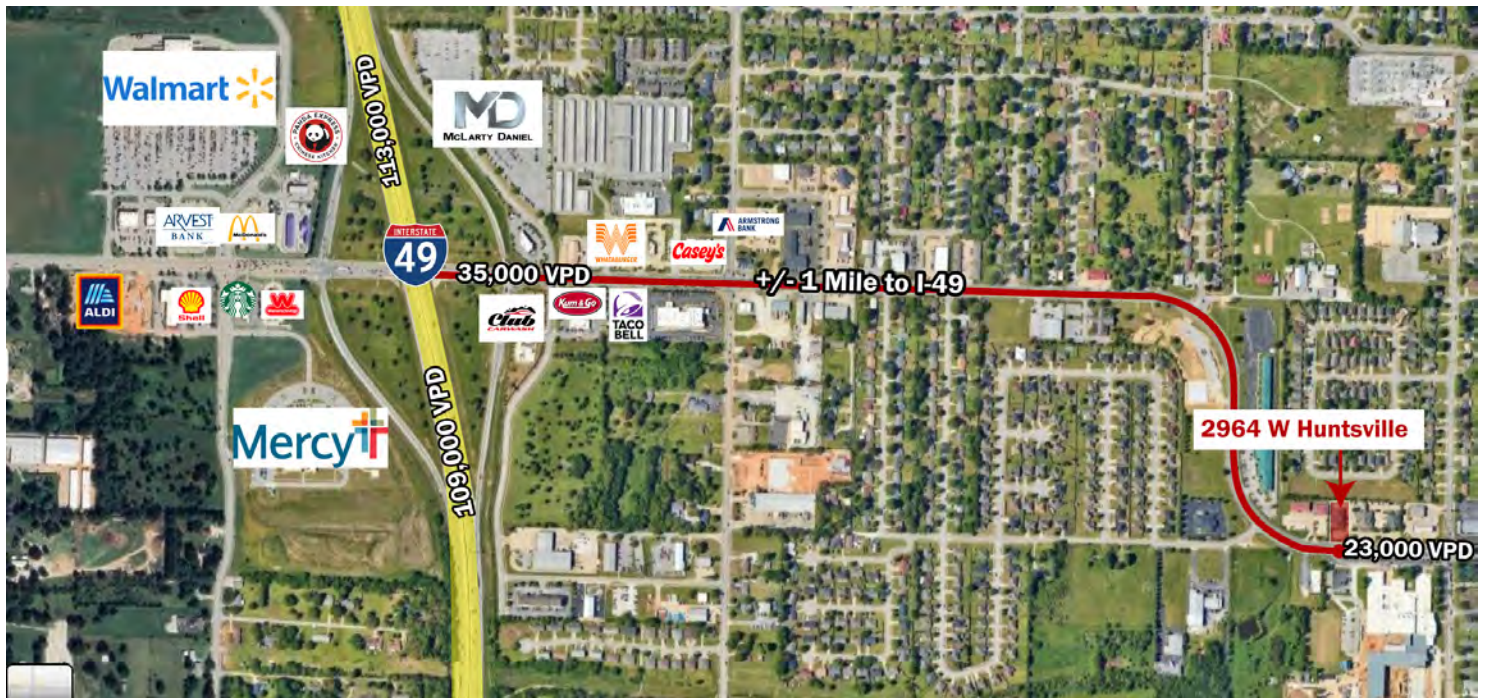
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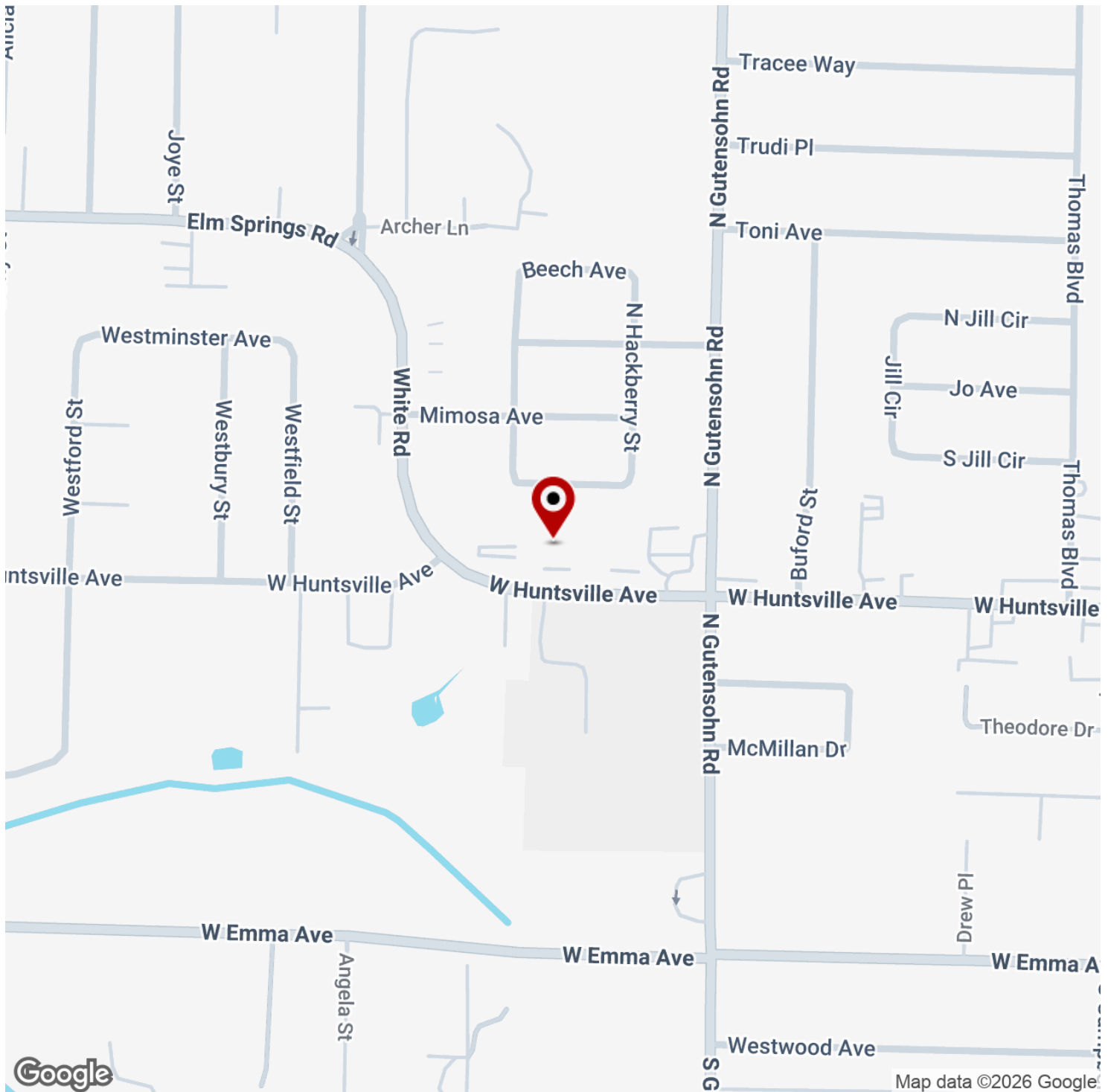
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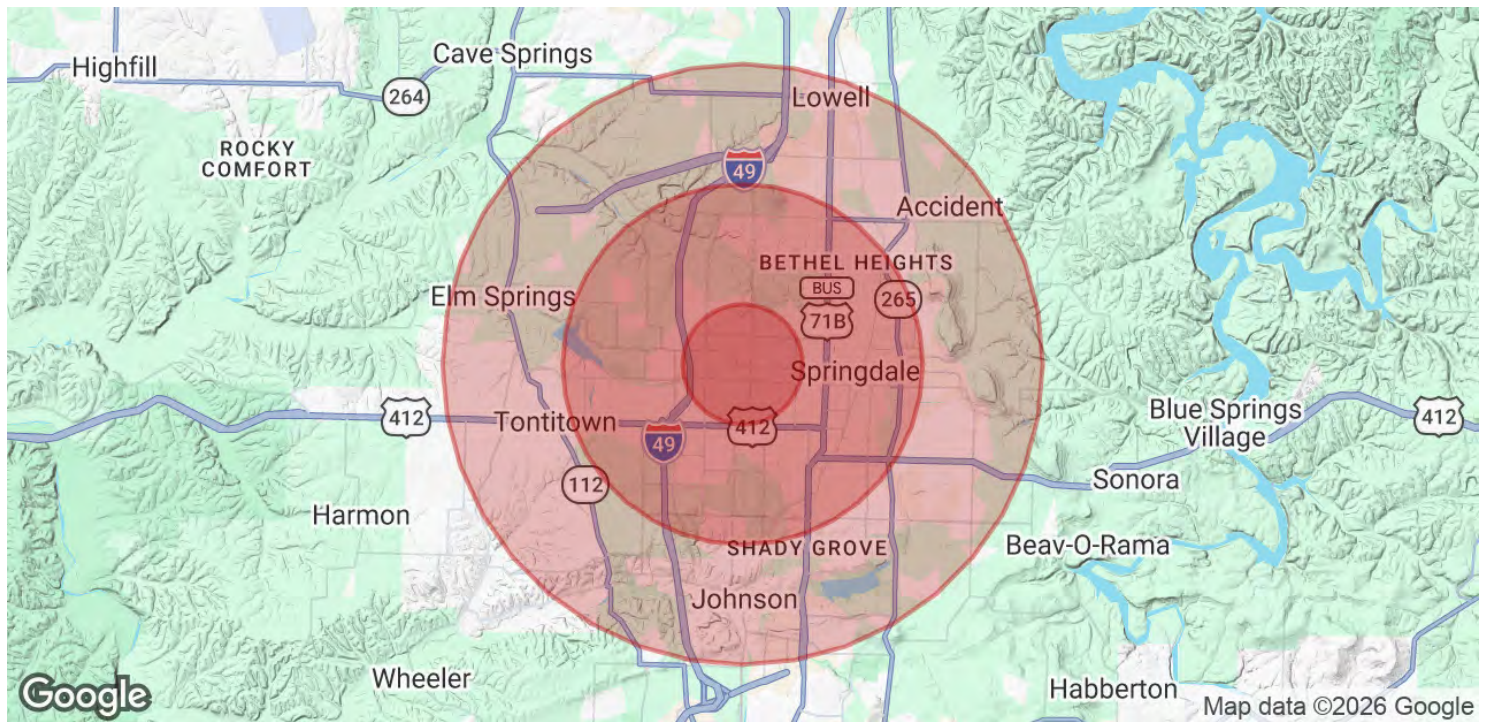
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,309	59,041	113,134
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	39	37	36

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

2020 American Community Survey (ACS)

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