

# NEW DEVELOPMENT FOR SALE

845 White Rd | Springdale, AR



**KELLEY COMMERCIAL PARTNERS**

**MATT STROM, CCIM**  
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## AVAILABLE

±7,860 SF

## PRICE

\$3,375,000

## COMMENTS

- Rare opportunity to purchase new construction
- Ideal for an end user or 1031 exchange buyer
- 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	10,796	54,837	111,434	296,860
AVERAGE HH INCOME	\$92,223	\$97,750	\$107,564	\$113,627
TOTAL HH	3,553	18,331	38,240	112,636

## TRAFFIC COUNTS

White Rd: 22,775 VPD

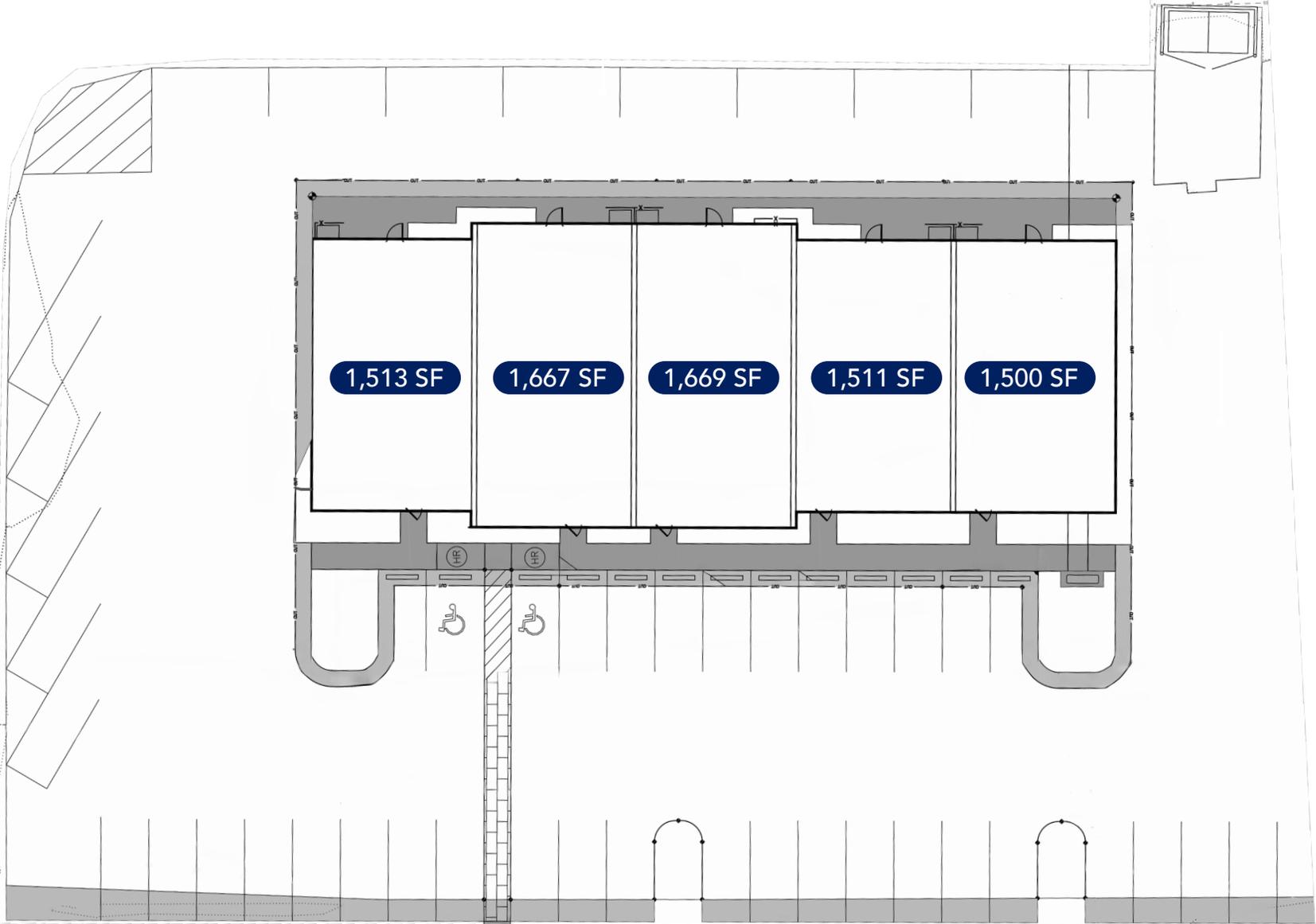


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ALDI Mac & Goodies Starbucks  
MJ Pizzeria Shell Wienerschnitzel

Walmart Supercentre

FIREHOUSE SUBS Swig Walmart Fuel PANDA EXPRESS CHINESE KITCHEN  
THE JOINT chiropractic ARVEST McDonald's TIDAL WAVE

Mercy

Club Caravan MAVERIK TACO BELL

CHEVROLET ALL DISCOUNT STORAGE CALIBER COLLISION  
Aqui Tequila Whataburger BOSS MAN Casey's

NORTHWEST HEALTH



SAM'S FURNITURE

ROCK SOLID SHREDDING

APEX CONSTRUCTION

FARM BUREAU INSURANCE

FIRE DEPT.

Elm Street Gym

Elm Springs Rd - 22,775 VPD

PREMIER HIGH SCHOOLS.

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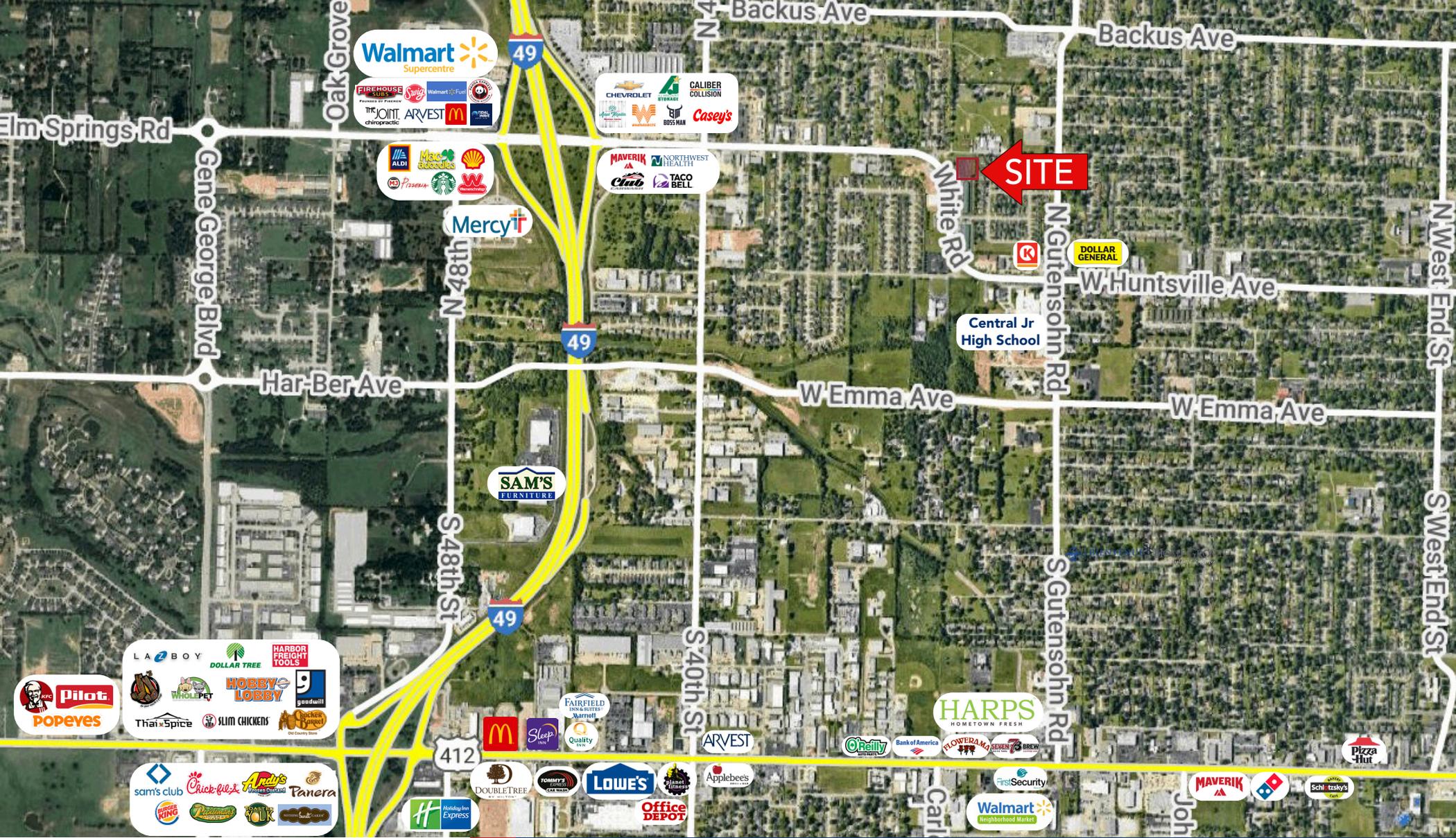
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## NORTHWEST ARKANSAS RANKS AS NATIONS BEST PERFORMING LARGE METRO AREA

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



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AVERAGE HH INCOME	\$92,223	\$97,750	\$107,564	\$113,627
TOTAL HH	3,553	18,331	38,240	112,636
AVERAGE AGE	34	33	33	33
BUSINESSES	299	2,154	3,813	9,460
EMPLOYEES	2,328	26,842	46,646	108,226

### DEMOGRAPHICS

Based On 10 Mile Radius Around The Property

**296,860**  
Population

**\$113,627**  
Avg. Household Income

**112,636**  
Households

**33**  
Avg. Age

**9,460**  
Businesses

**108,226**  
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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