

# The Plaza at Siloam Springs



3200 E HWY 412, SILOAM SPRINGS, AR 72761

COVER PAGE

For Lease



For more information please contact:

## David Havens

Senior Broker

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## Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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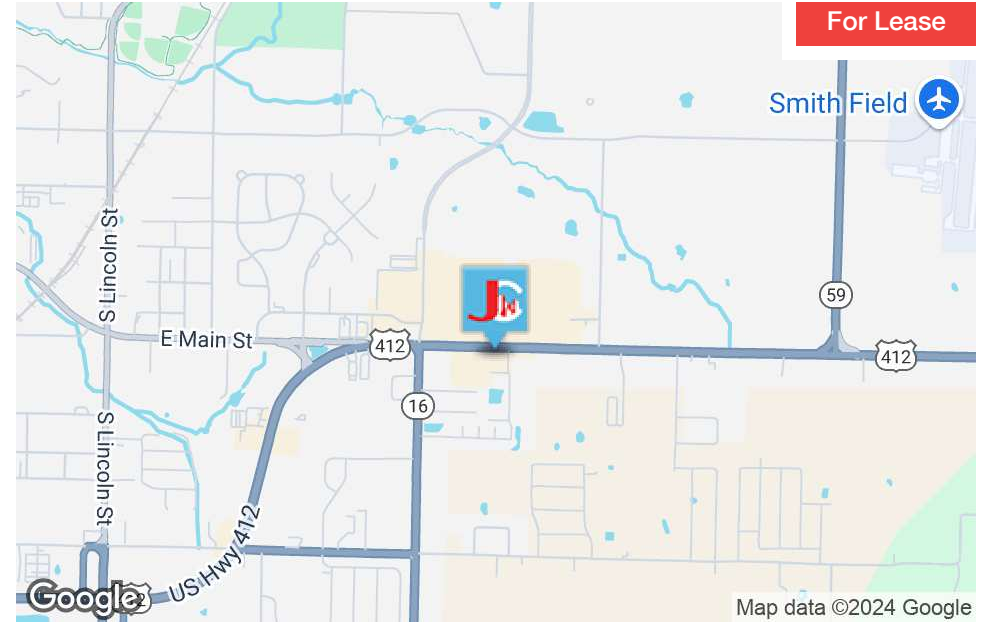
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# The Plaza at Siloam Springs



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	11,273 SF
Available SF:	1,510 - 8,173 SF
Lot Size:	1.25 Acres
Number of Units:	7
Zoning:	Commercial
Market:	Siloam Springs, AR

### PROPERTY OVERVIEW

Experience the ideal location for your business at 3200 E Hwy 412, Siloam Springs, AR, 72761. This outstanding property offers exceptional visibility, ensuring maximum exposure for your business. With 58 dedicated parking spaces, customers will enjoy easy access, making their visit convenient and hassle-free. The high traffic count in the area presents a prime opportunity to capture the attention of potential clients. Situated across from the bustling Walmart Super Center, this property benefits from unparalleled exposure and an advantageous location. Take advantage of this premier leasing opportunity and elevate your business to new heights at this prime commercial space.

### PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 58 Parking Spaces.
- High Traffic Count.
- Sits Across from Walmart Super Center.

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,510 - 8,173 SF Lease Rate: \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	2,113 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.
30	Available	1,516 SF	NNN	\$25.00 SF/yr	In-Line.
40	Available	1,510 SF	NNN	\$25.00 SF/yr	In-Line.
50	Available	1,510 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.

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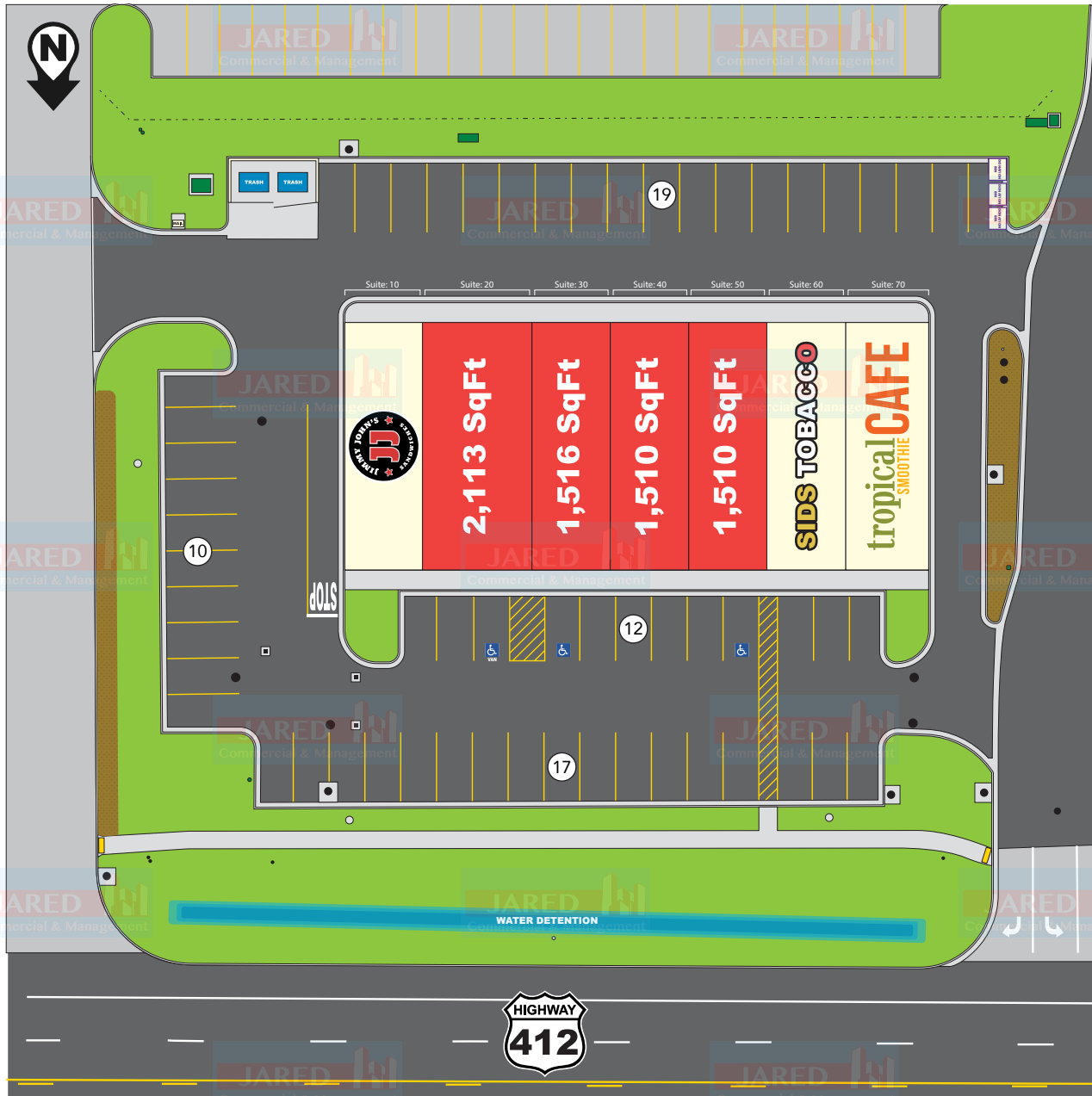
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SITE PLAN

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JARED  
Commercial & Management

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RETAILER MAP

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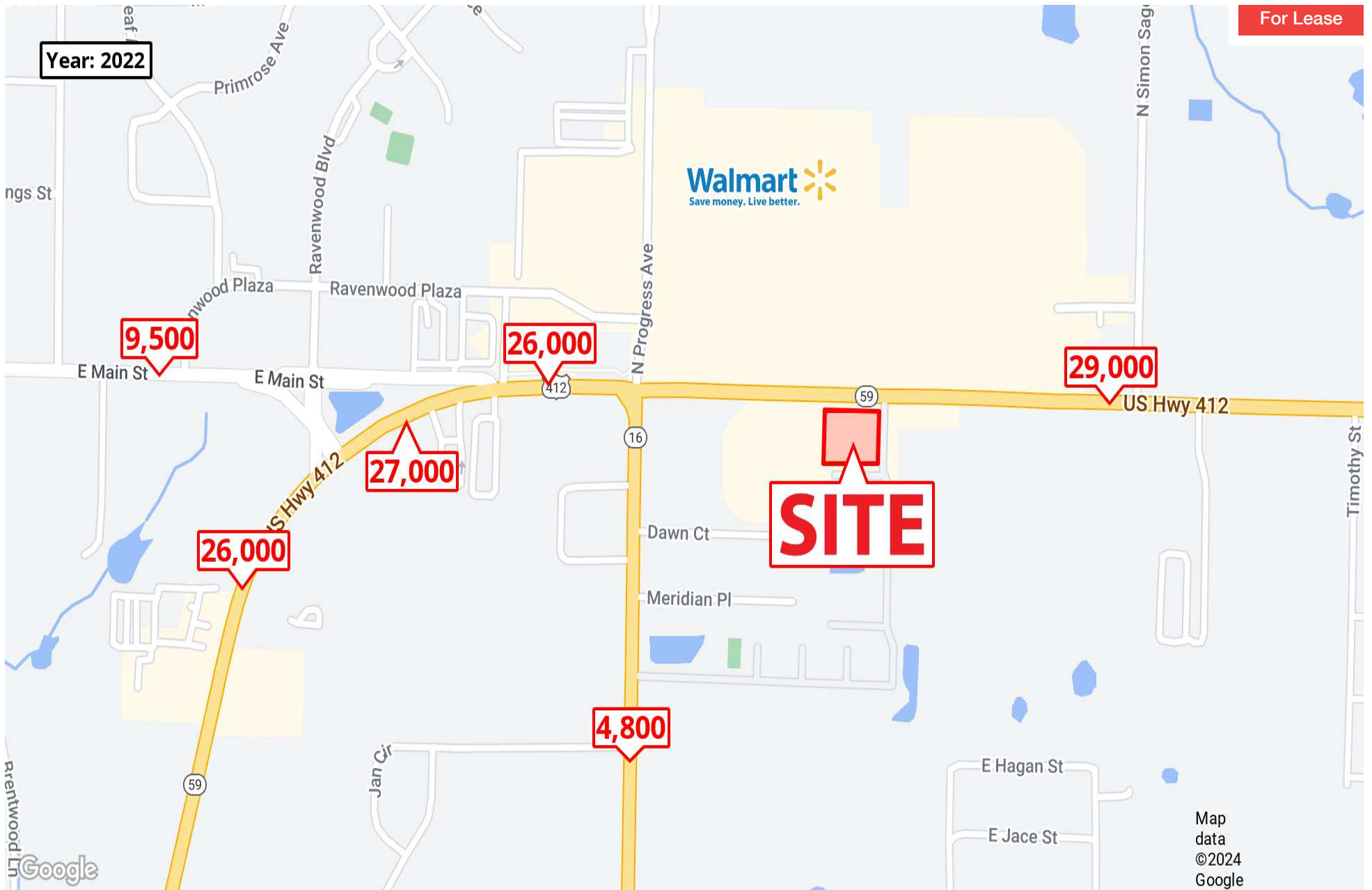


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TRAFFIC COUNT MAP



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# The Plaza at Siloam Springs



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ADVISOR BIO

For Lease



## DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

**Jared Commercial**  
2870 S Ingram Mill Rd Ste A  
Springfield, MO 65804  
417.877.7900

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## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

**Direct:** 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

## EDUCATION

BA - Drury University  
Real Estate License

## MEMBERSHIPS

BOMA International  
ICSC  
Missouri Realtors  
National Association of Realtors

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