

JUST LISTED!

INCREDIBLE $\pm 3,250 \text{ FT}^2$ PRIME LEASE SPACE LOCATED IN THE HEART OF SPRINGDALE, ARKANSAS!



1900 S. PLEASANT STREET - SPRINGDALE, ARKANSAS

Looking for that perfect office, retail, or flex space for your growing business? You have found it! This fantastic, high visibility 3,250 sqft opportunity is situated between two of the busiest roads in one of the fastest growing market centers in the country, Springdale Arkansas! Located just one block from a busy 4-way stop and surrounded by other profitable businesses, including Wendy's, First National Bank, Walgreens, ALDI, Superior Storage, and Arvest Bank, in addition to the local Walmart Supercenter right around the corner! The spacious parking lot of the plaza features easy ingress and egress and boasts a great mix of popular co-tenants! South Pleasant Street is the corridor between S. Thompson St. (32K VPD) & W. Sunset Avenue (28K VPD) providing for ample exposure, easy access, and superior visibility for potential customers! The location is truly central as you can get in Springdale with easy access to I-49 & Hwy 412! Act now, as this rare opportunity will not last long!



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