

**JUST  
LISTED!**

## **PROFESSIONALLY MANAGED SPRINGDALE OFFICE PARK**

**PRIME OFFICE SPACE WITH HIGH VISIBILITY AND MAJOR ROAD FRONTAGE**



**YOUR  
BUSINESS  
HERE!**

**OVER 25,000 VPD!  
S. THOMPSON STREET**

## **SPRINGDALE BUSINESS CENTER**

**3291 SOUTH THOMPSON STREET, SPRINGDALE, AR 72764**





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## PROPERTY INFORMATION:

Looking for a pristine & near turnkey upscale office space for your growing business? You found it! Springdale Business Center is located in one of the fastest growing market centers in the country and provides a flexible arrangement for most any type of general office user with 8 professionally managed buildings in excellent condition, combined with fantastic mix of other businesses! These well maintained suites is a rare gems, available now, and ready for your growing business! The premises is located along 71 Business providing for ample exposure and easy visibility for potential customers of the office tenants. The property is just 1.3 miles south of the 412/ HWY 71B intersection. The location is truly central as you can get to Fayetteville in less than 5 minutes & Lowell in ten minutes or so. The modified gross includes everything except for the tenant pays their own gas/electric bill. There is also a \$40 fee monthly for trash and water. Act Now! This rare opportunity will not last long!



## TIMOTHY SALMONSEN

**Executive Broker - Commercial Director**

Office: 479.231.1355

Cell: 479.366.6737

Info@NWACommercial.com

AR #EB00066512



**KW COMMERCIAL**

2800 SE 14th Street, Suite 8  
Bentonville, AR 72712

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Each Office Independently Owned & Operated

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**3291 SOUTH THOMPSON STREET, SPRINGDALE, AR 72764**  
**SITE BUILDING LAYOUT**

**kw** MARKET PRO  
REALTY  
KELLERWILLIAMS.

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**SPRINGDALE BUSINESS CENTER PHOTOGRAPHY**

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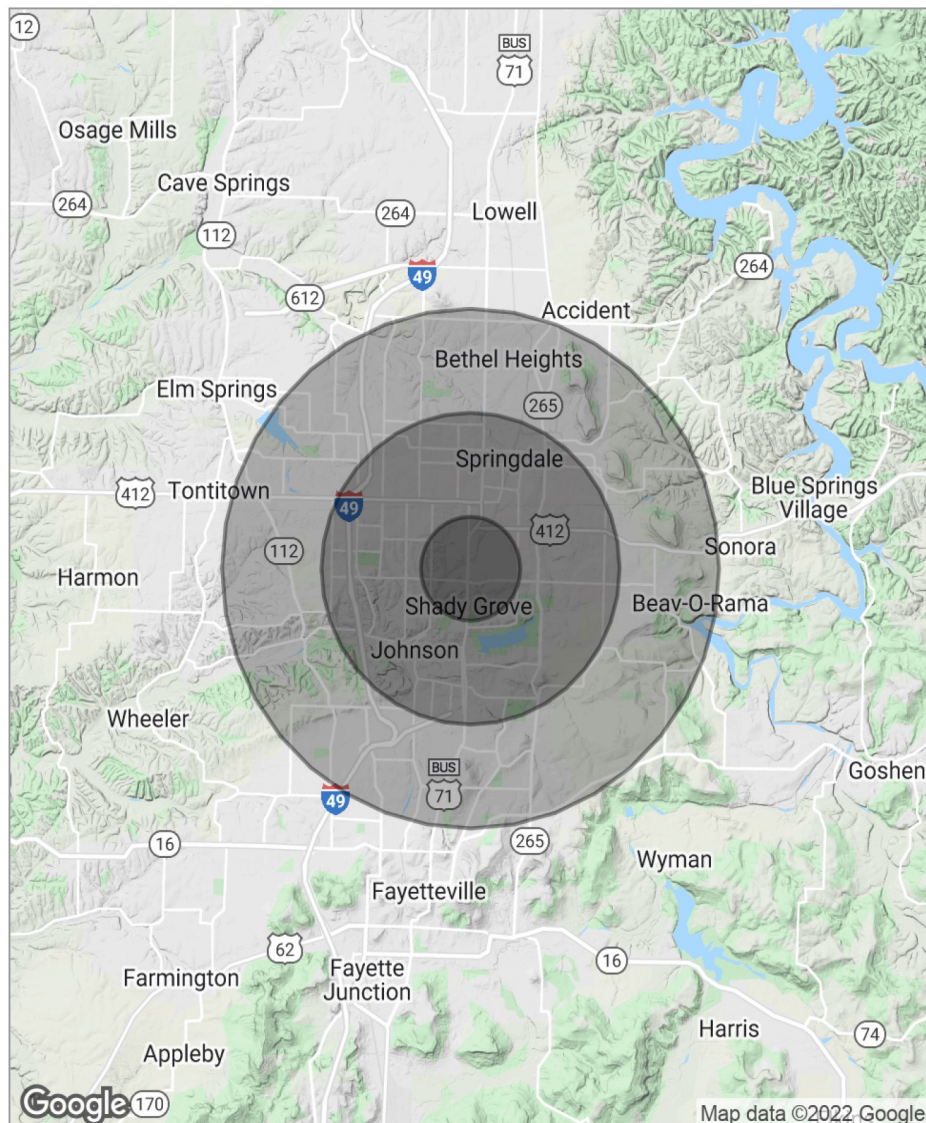


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,186	56,843	110,295
Median Age	29.7	30.2	30.7
Median Age (Male)	28.7	29.3	30.0
Median Age (Female)	31.4	31.7	31.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,590	19,945	40,683
# Of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$55,355	\$53,670	\$55,228
Average House Value		\$166,544	\$192,015

*\* Demographic data derived from 2010 US Census*



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