

**990-2,500 SQFT OF COMMERCIAL RETAIL SPACE FOR LEASE!**



# HAR-BER CROSSINGS PLAZA

7325 Meeshow Dr., Springdale, AR 72762



## SPACE AVAILABLE - HAR-BER CROSSING

7325 Meeshow Dr. - 990 - 2500 sqft.

Suite A - 990 SF

Suite C - 1250 SF

Suite G-H: 2500 SF

Type of Lease - Modified Gross, tenant to pay electric and gas in their own name. Plus \$187/mo water/trash fee.

VPD: 35,000

## NOTABLE TENANTS:

- Smothie King Drive Thru
- Ivy Nail Bar
- Burn Boot Camp
- Insurance Advantage
- Haven Salon & Spa
- Brand new IHOP with 20 year lease!

## OFFERING SUMMARY

Lease Rate:	\$20.50 - 23.50
Available SF:	990-2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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## LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	36 months
Total Space:	900 - 3,552 SF	Lease Rate:	\$18.75 - \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7325 Meeshow Dr Suite A	Available	900 SF	Modified Gross	\$22.50 SF/yr	-
7325 Meeshow Dr Suite C	Available	1,250 - 3,400 SF	Modified Gross	\$20.50 SF/yr	-
7325 Meeshow Dr Suite G-H	Available	1,200 - 2,500 SF	Modified Gross	\$23.50 SF/yr	-

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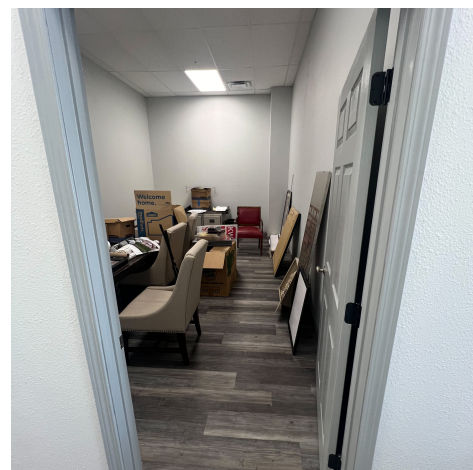
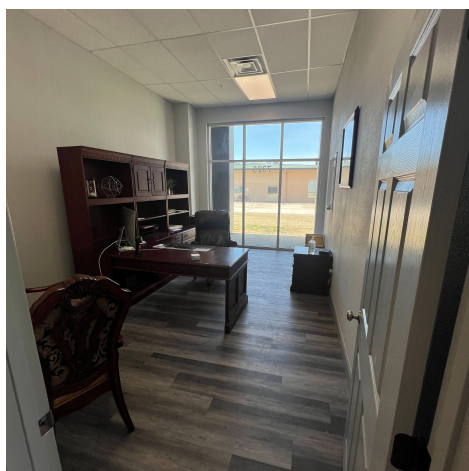


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# SUITE A PHOTOS

1395 E. Henri De Tonti Blvd., Springdale, AR 72762



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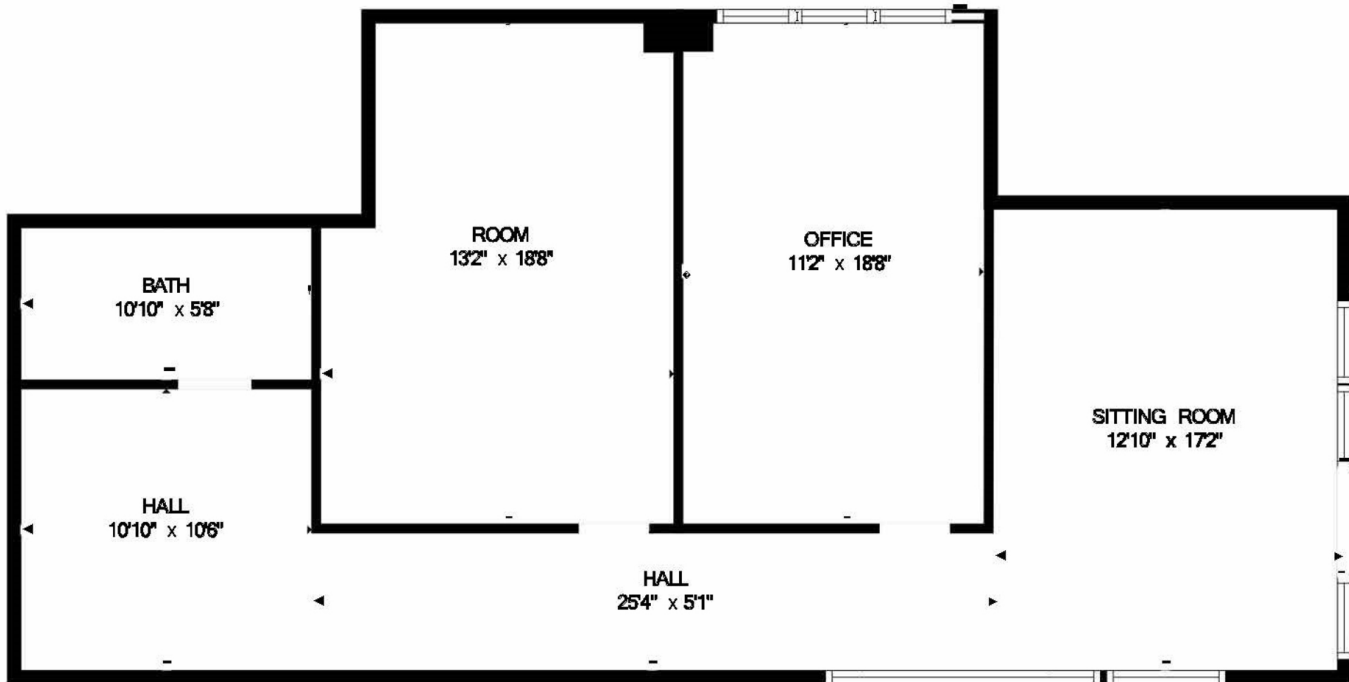




# SUITE A FLOOR PLAN

1395 E. Henri De Tonti Blvd., Springdale, AR 72762

## Suite A



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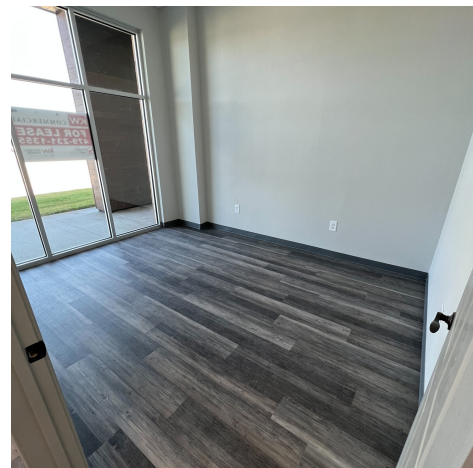
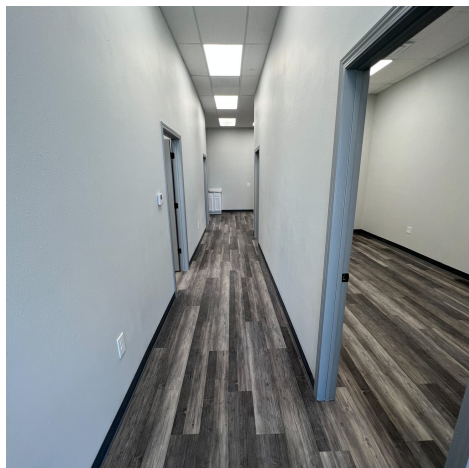
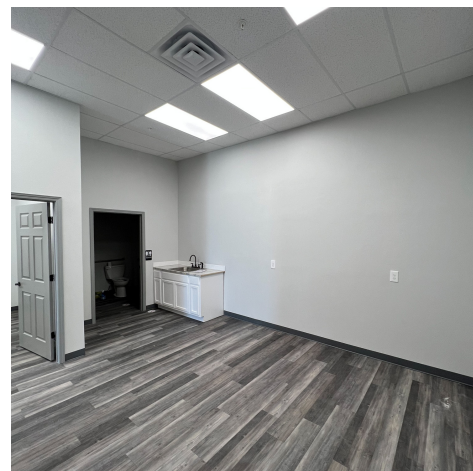
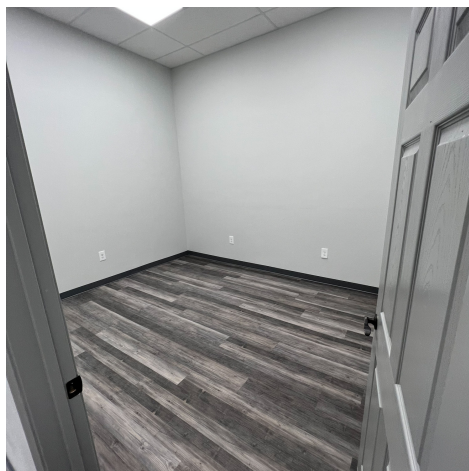


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# SUITE C PHOTOS

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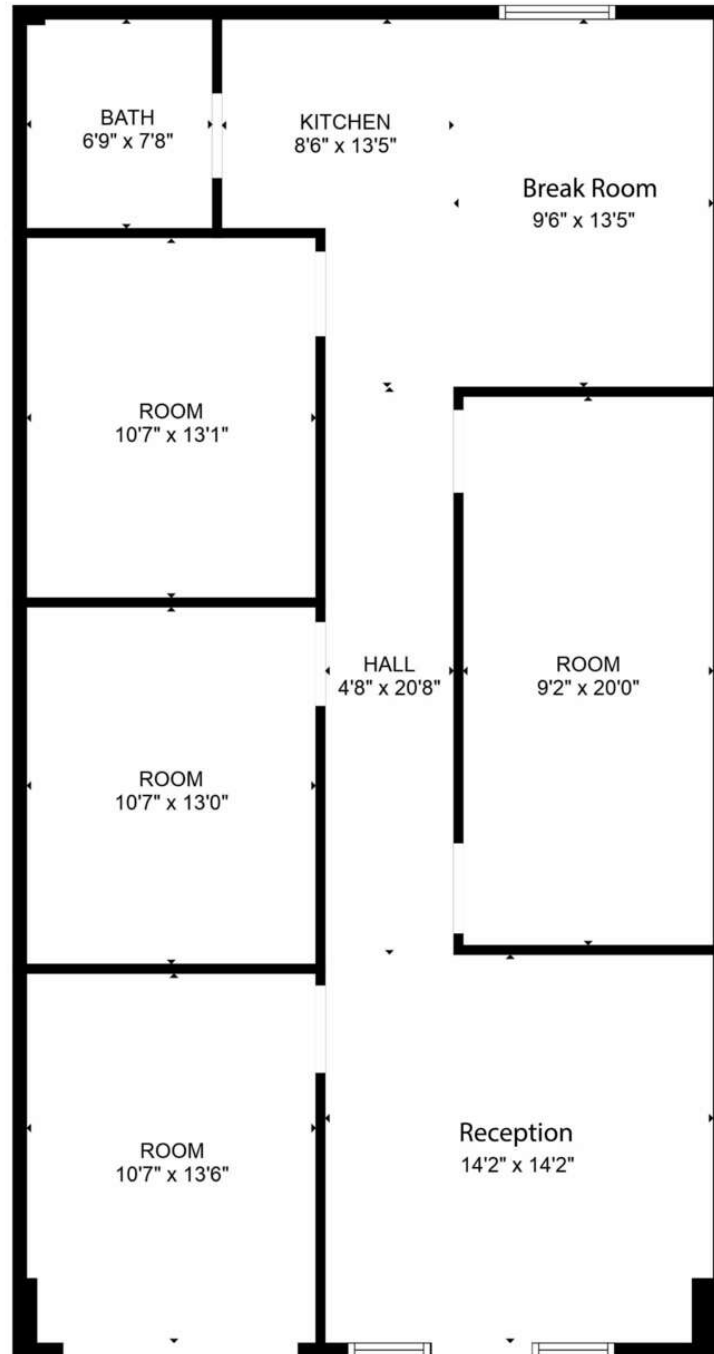


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# SUITE C FLOOR PLAN

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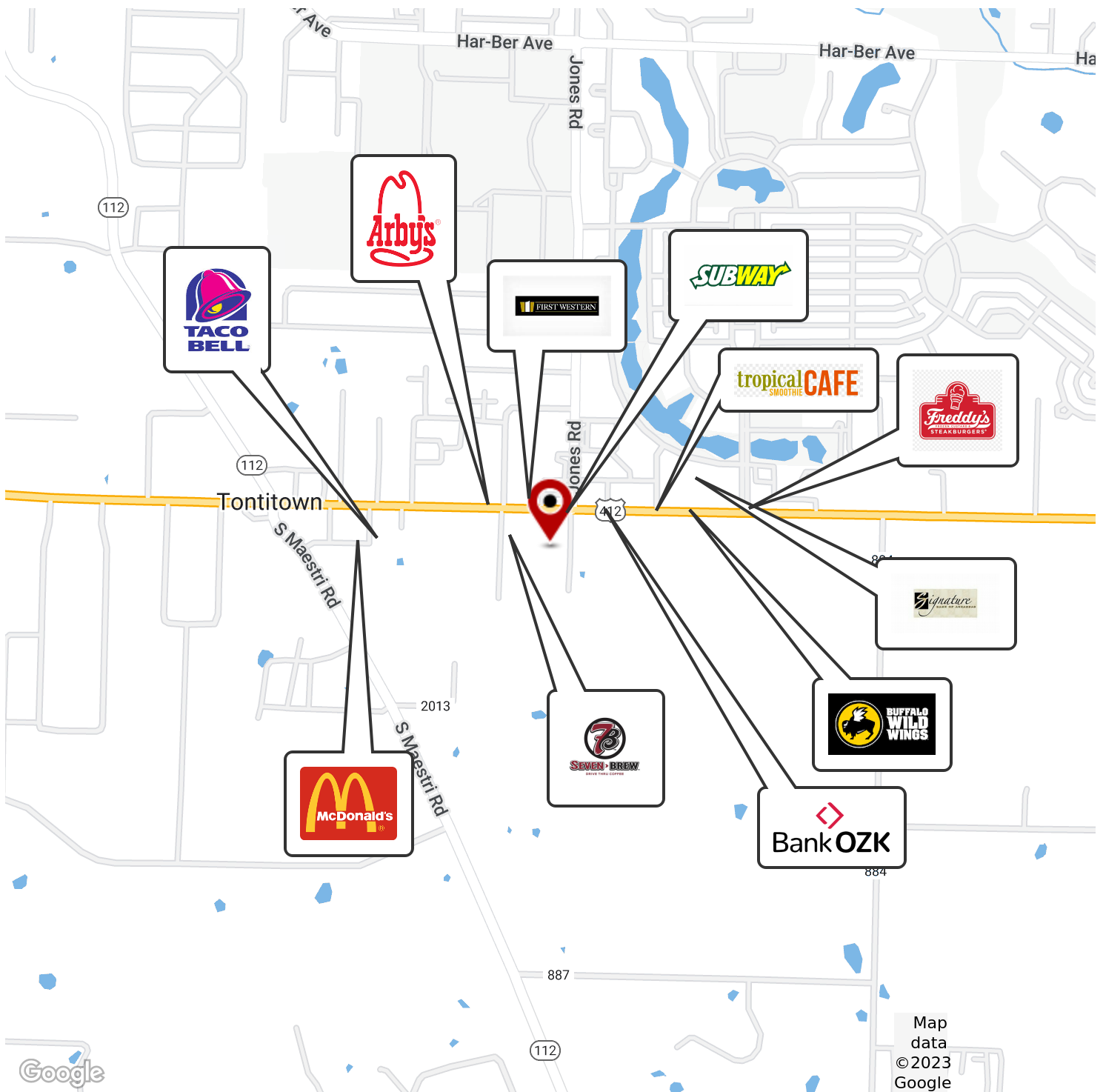
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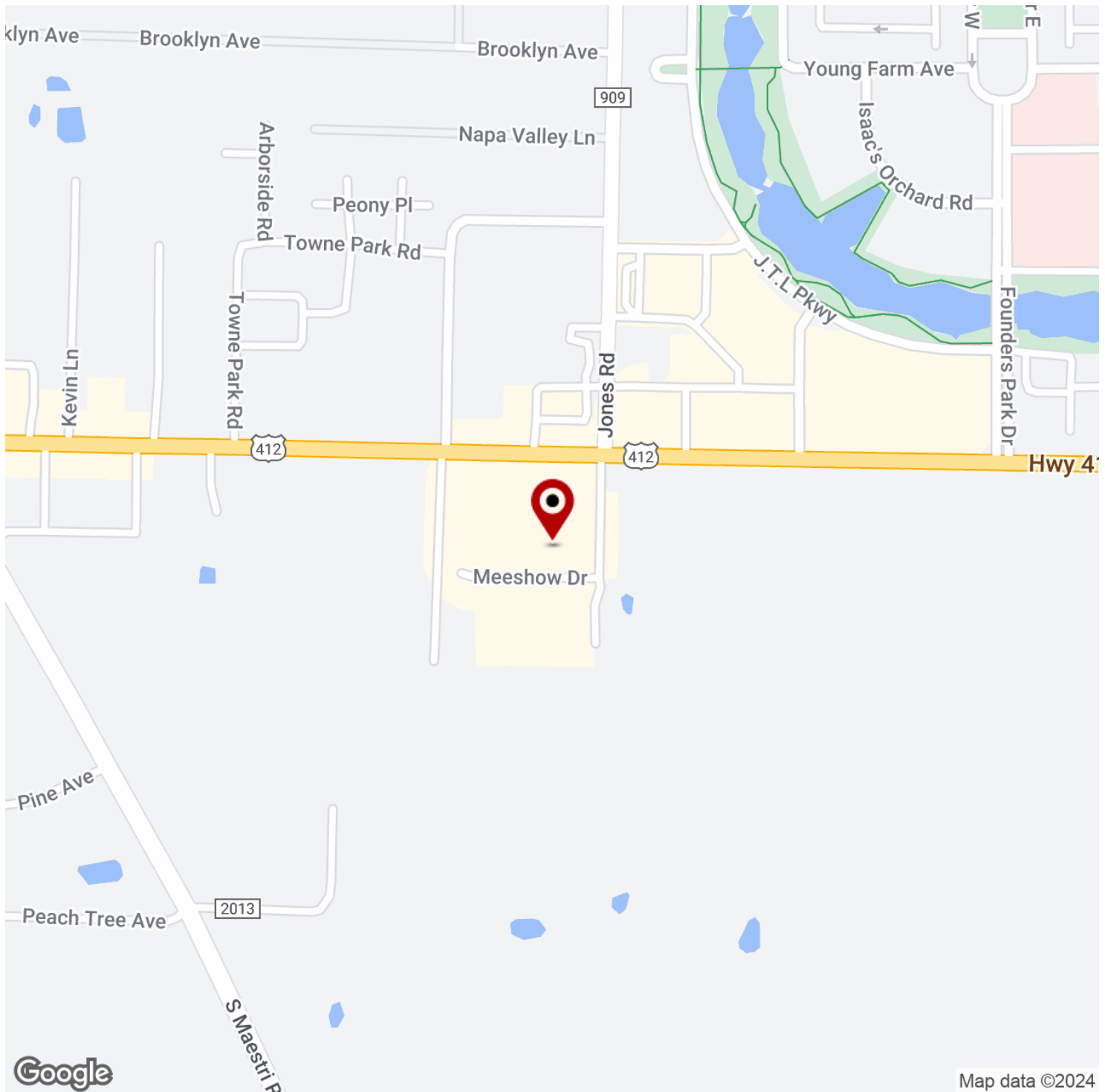


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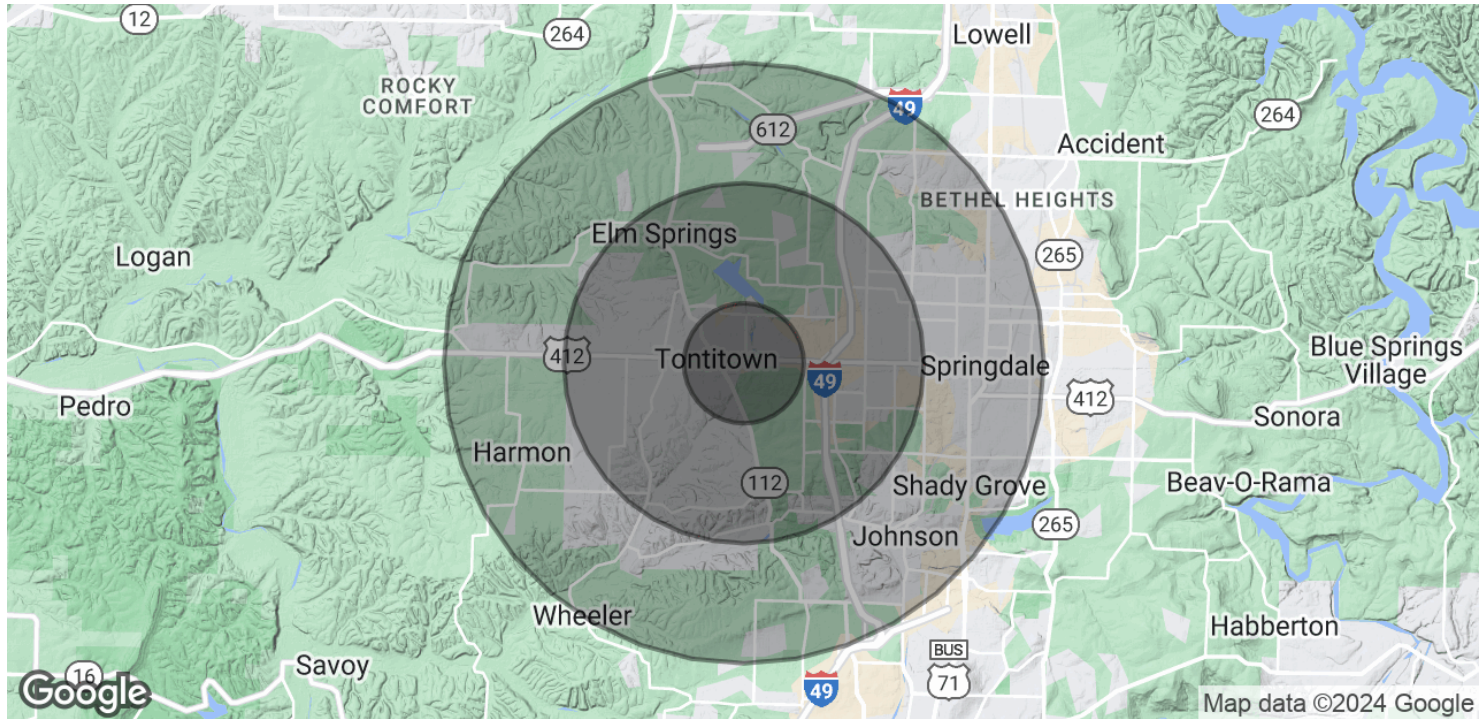
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

\* Demographic data derived from 2020 ACS - US Census

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