

**1,000 SQFT OF COMMERCIAL RETAIL SPACE FOR LEASE!**



# HAR-BER CROSSINGS PLAZA

7253 Sunset Ave., Springdale, AR 72762



## SPACE AVAILABLE - HAR-BER CROSSING

7253 Sunset Ave Suite H - 1,000 sqft

Type Of Lease: NNN - \$4.50

VPD: 35,000

## PROPERTY HIGHLIGHTS

- Smoothie King Drive Thru
- Ivy Nail Bar
- Wellington's
- Burn Boot Camp
- Insurance Advantage
- Haven Salon & Spa

## OFFERING SUMMARY

Lease Rate:	\$18.75 SF/yr (NNN)
Available SF:	1,000 SF
Lot Size:	8.54 Acres
Building Size:	85,000 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## TIMOTHY SALMONSEN

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## 7253 SUNSET AVE - SUITE H PHOTOS

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



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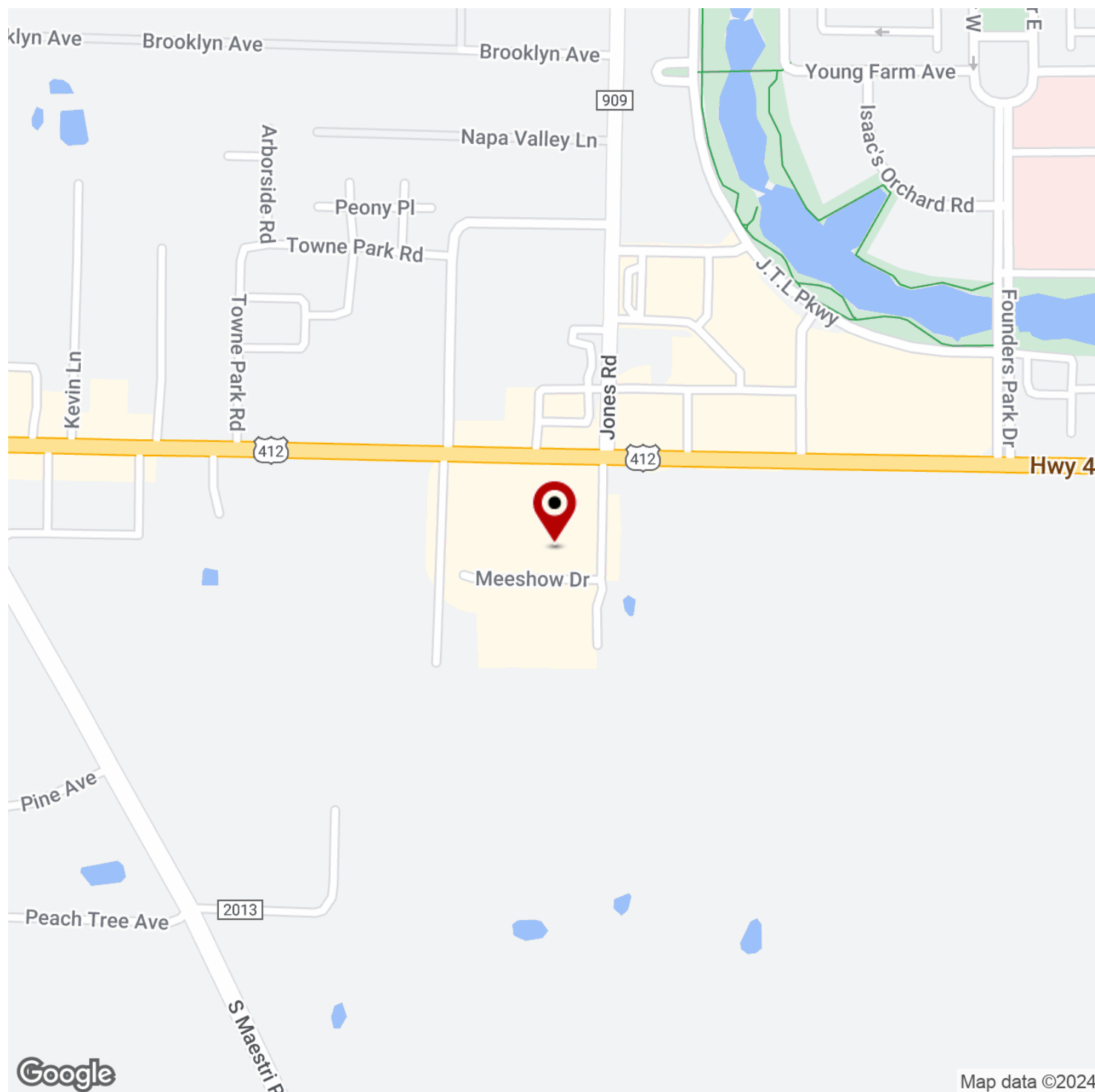
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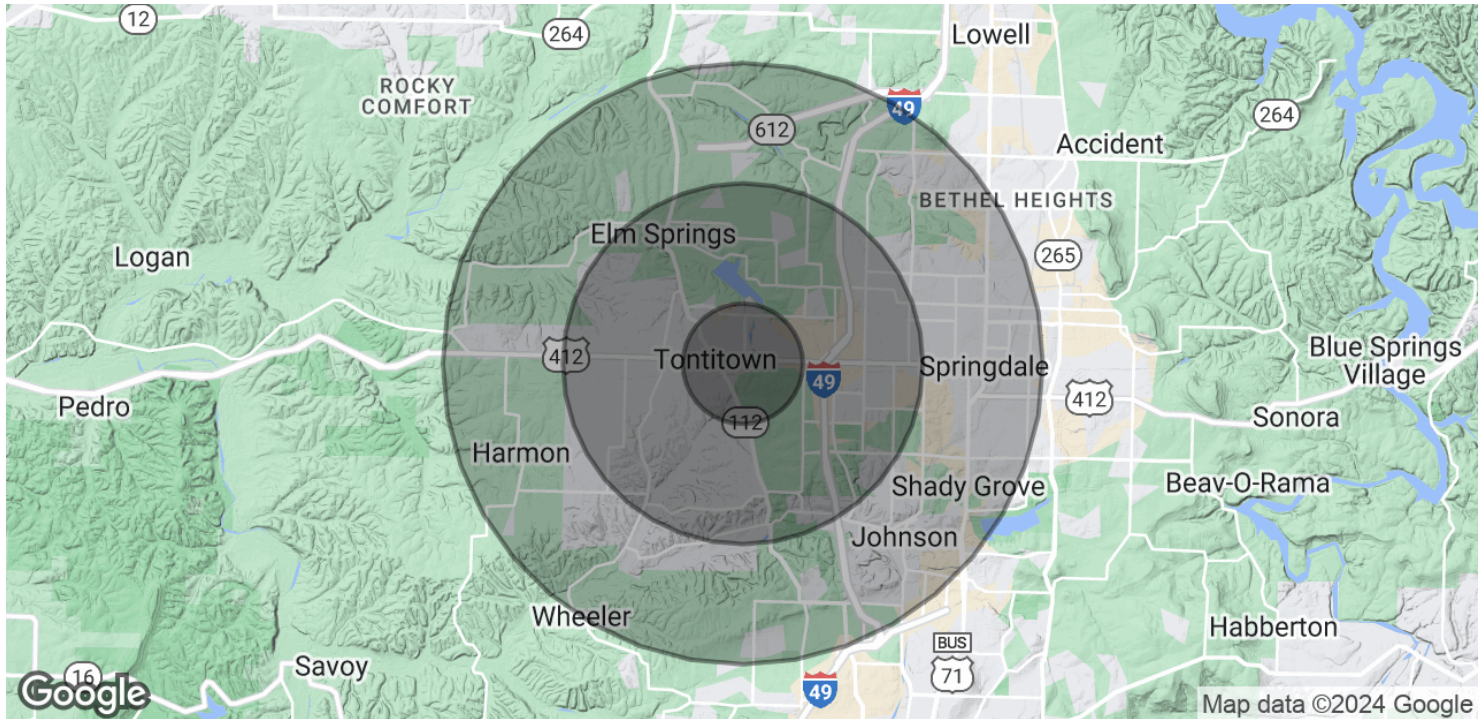
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

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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