

PRIME OFFICE SPACE FOR LEASE

SPRINGDALE BUSINESS CENTER

3291 South Thompson Street, Springdale, AR 72764



PROPERTY DESCRIPTION

Springdale Business Center provides a flexible arrangement for most any type of general office user! These well maintained suites is a rare gems and ready for your growing business! Located along 71 Business, providing you ample exposure and easy visibility for potential customers of the office tenants. There is also a \$187 fee monthly for trash and water.

PROPERTY HIGHLIGHTS

- Flexible arrangement for most any type of general office user!
- Located along 71 Business, providing ample exposure and easy visibility
- The modified gross includes everything except for gas/electric bill and only a \$187 fee monthly for trash and water!
- The property is just 1.3 miles south of the 412/HWY 71B intersection!
- Springdale Business Center is comprised of 8 well maintained buildings, great landscaping, and is professionally managed!

OFFERING SUMMARY

Lease Rate:	\$17.00 - 18.75 SF/yr (MG)
Available SF:	1,073 - 2,176 SF
Building Size:	38,397 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,590	19,945	40,683
Total Population	7,186	56,843	110,295
Average HH Income	\$55,355	\$53,670	\$55,228

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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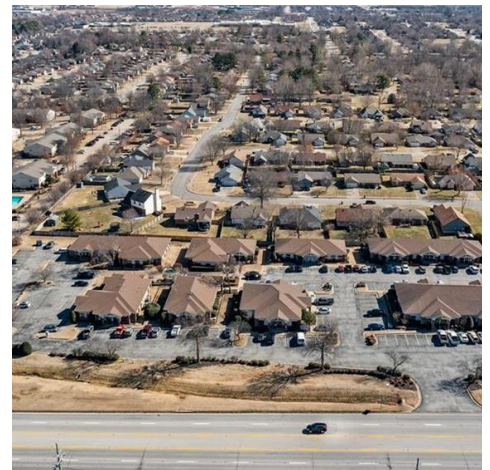
KW COMMERCIAL
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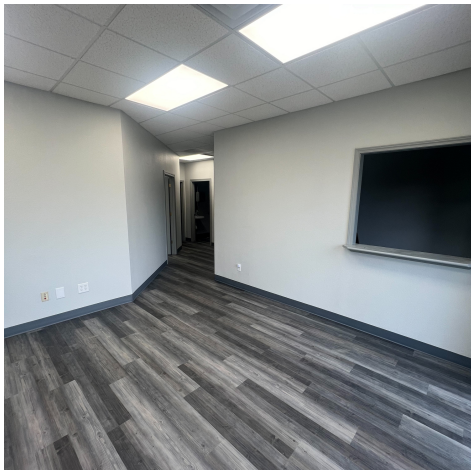
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G101 PHOTOS

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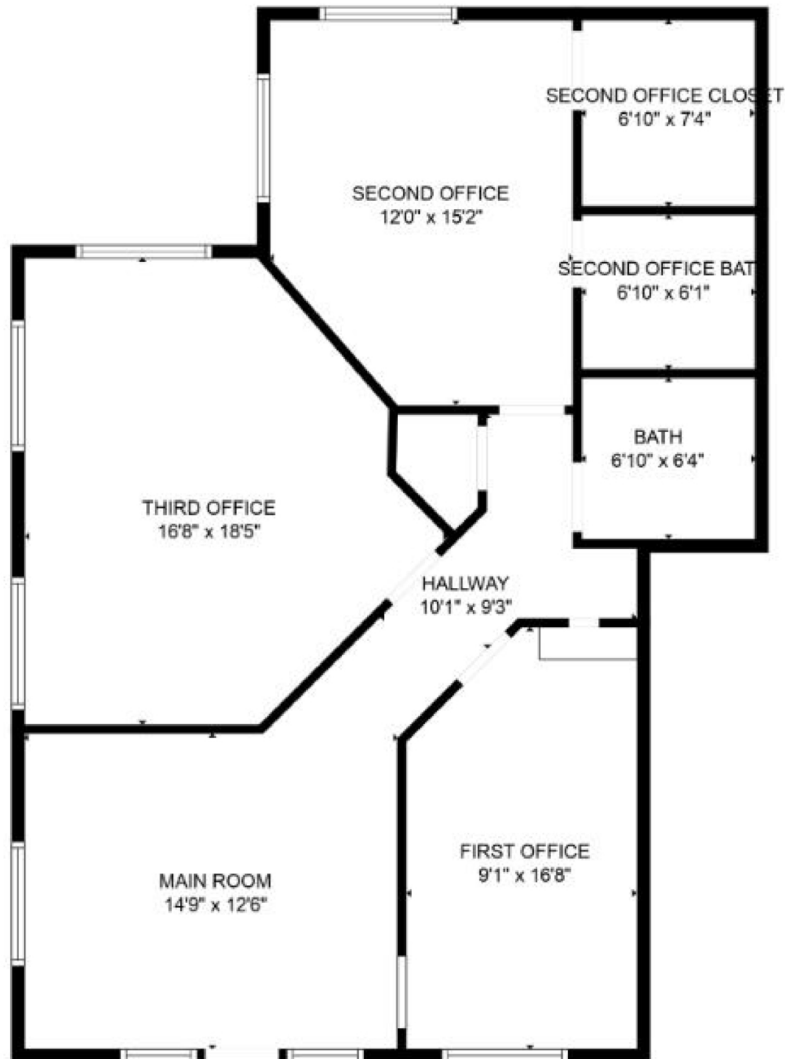
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	24 months
Total Space:	1,073 - 2,176 SF	Lease Rate:	\$17.00 - \$18.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3291 S Thompson Suite G101	Available	1,073 SF	Modified Gross	\$17.00 SF/yr	-
3291 S. Thompson - Suite H102A & H102B	Available	2,176 SF	Modified Gross	\$18.75 SF/yr	-

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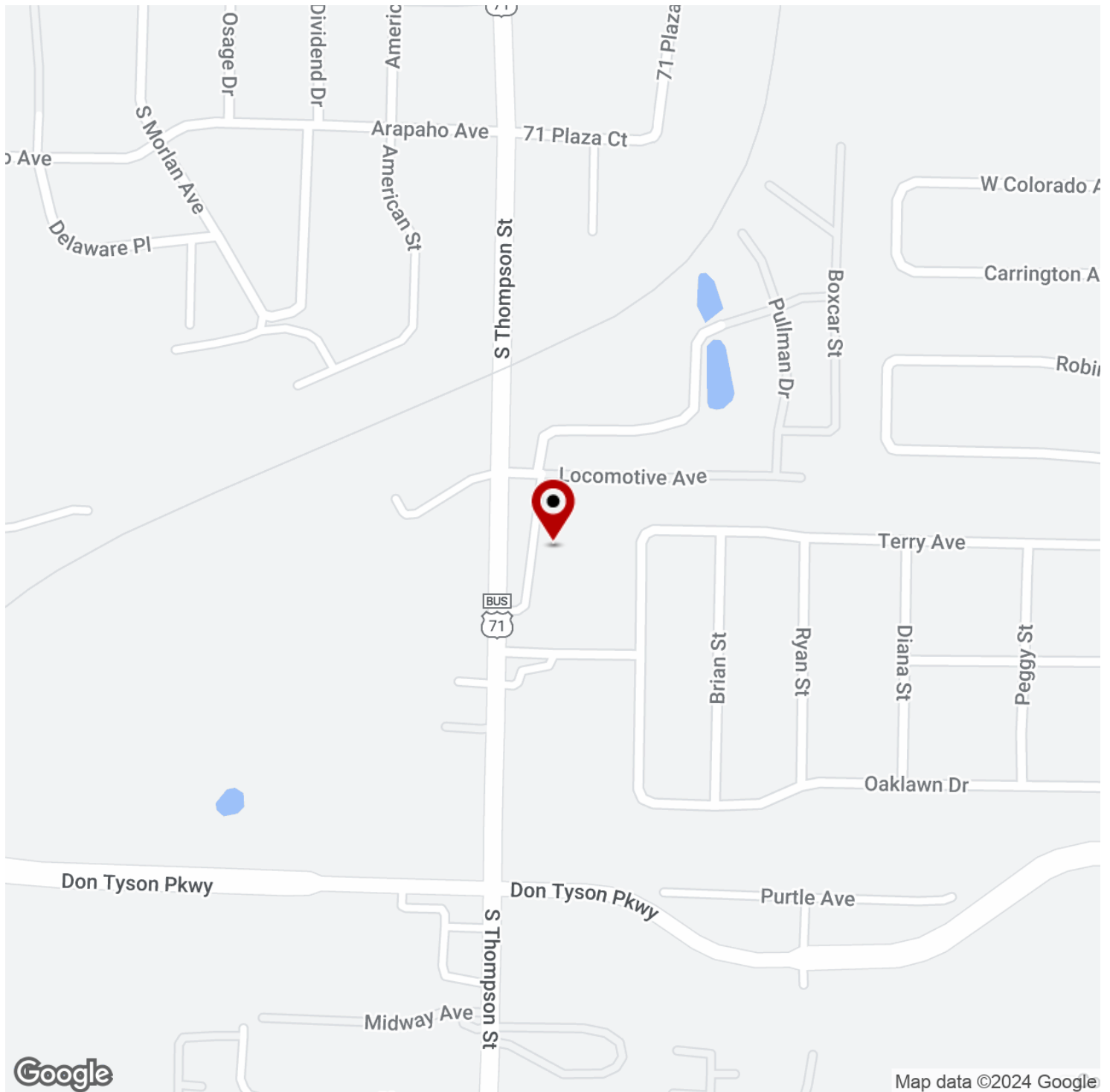
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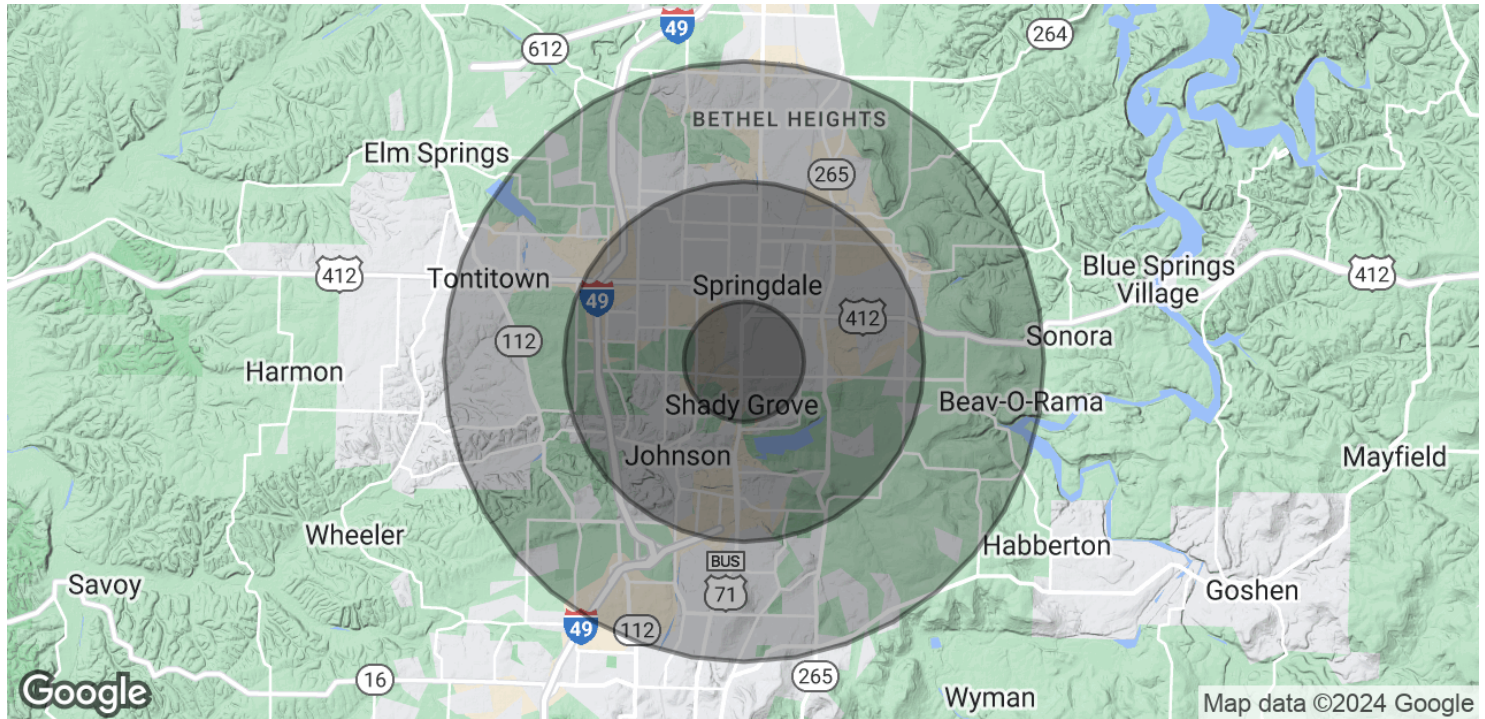
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,186	56,843	110,295
Average Age	29.7	30.2	30.7
Average Age (Male)	28.7	29.3	30.0
Average Age (Female)	31.4	31.7	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,590	19,945	40,683
# 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

2020 American Community Survey (ACS)

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