

ELM SPRINGS RD

Springdale, AR 72762



PROPERTY DESCRIPTION

Build to suit opportunity with major road frontage! Located right off I-49, the major interstate system that runs through NWA. Located near the Walmart Supercenter that is considered as one of Walmart's "Test Stores" and is one of the busiest Walmarts in the area. +/- 15,000 VPD making this the ideal site for anyone looking for high-visibility and solid local demographics. Absolute Net Lease, listing price PSF is a general estimate, overall rent is fully contingent upon cost of construction, tenant credibility, and overall lease term. Site is +/- 0.95 Acres, providing room for up to +/- 6,500 SF of retail or office building.

PROPERTY HIGHLIGHTS

- Build To Suit
- Right Off I-49
- 15,000 VPD
- +/- 1 Acre
- Can Fit At Least A 6,500SF Building
- Utilities on Site

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NN)
Available SF:	6,500 SF
Lot Size:	0.95 Acres

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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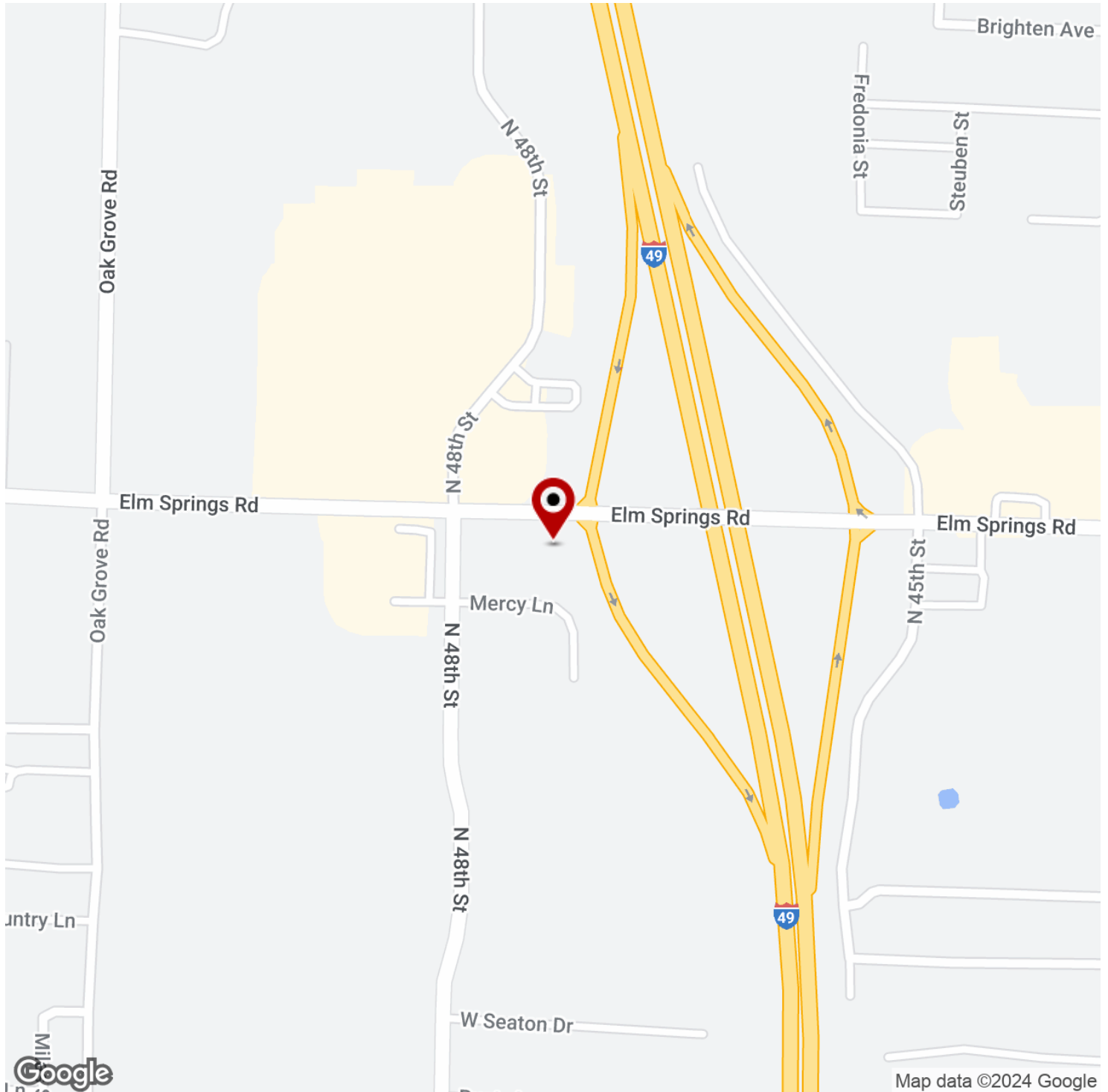
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BUILD TO SUIT OPPORTUNITY RIGHT OFF I-49



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