

# The Plaza at Siloam Springs



3200 E HWY 412, SILOAM SPRINGS, AR 72761

COVER PAGE

For Lease



For more information please contact:

## David Havens

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

## Curtis Jared

President & CEO

417.877.7900 x111

[cjared@jaredenterprises.com](mailto:cjared@jaredenterprises.com)

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)

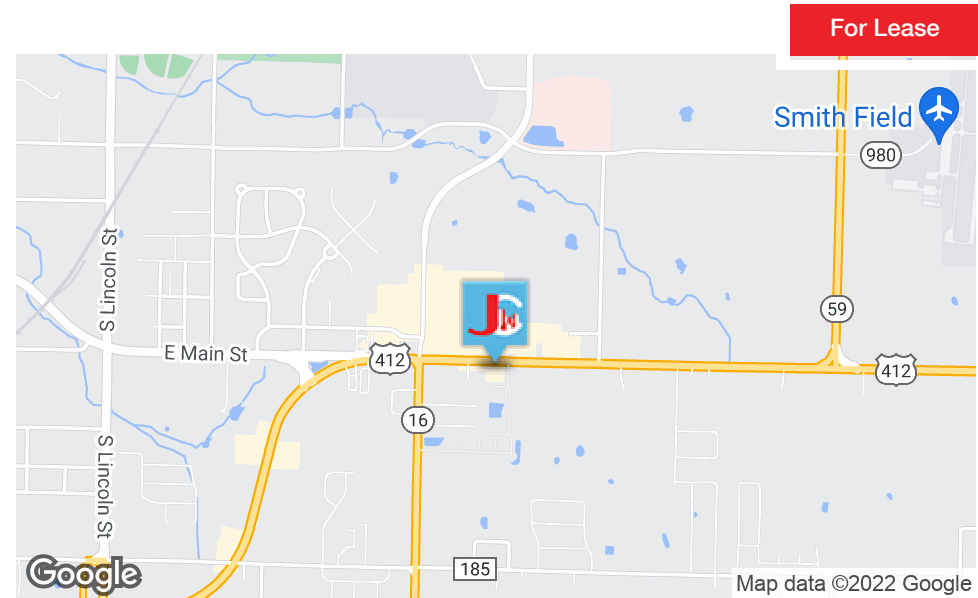


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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	11,273 SF
Available SF:	1,510 - 8,173 SF
Lot Size:	1.25 Acres
Number of Units:	7
Zoning:	Commercial
Market:	Siloam Springs, AR

## PROPERTY OVERVIEW

Retail strip center for lease in Siloam Springs, AR.

## PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- High Traffic Count.
- Sits Across from Walmart Super Center.

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 1,510 - 8,173 SF Lease Rate: \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	2,113 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.
30	Available	1,516 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.
40	Available	4,596 SF	NNN	\$25.00 SF/yr	In-Line.
50	Available	1,510 - 8,173 SF	NNN	\$25.00 SF/yr	In-Line.

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SITE PLAN

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RETAILER MAP

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TRAFFIC COUNT MAP

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Map data ©2022

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## DEMOGRAPHICS MAP & REPORT

For Lease

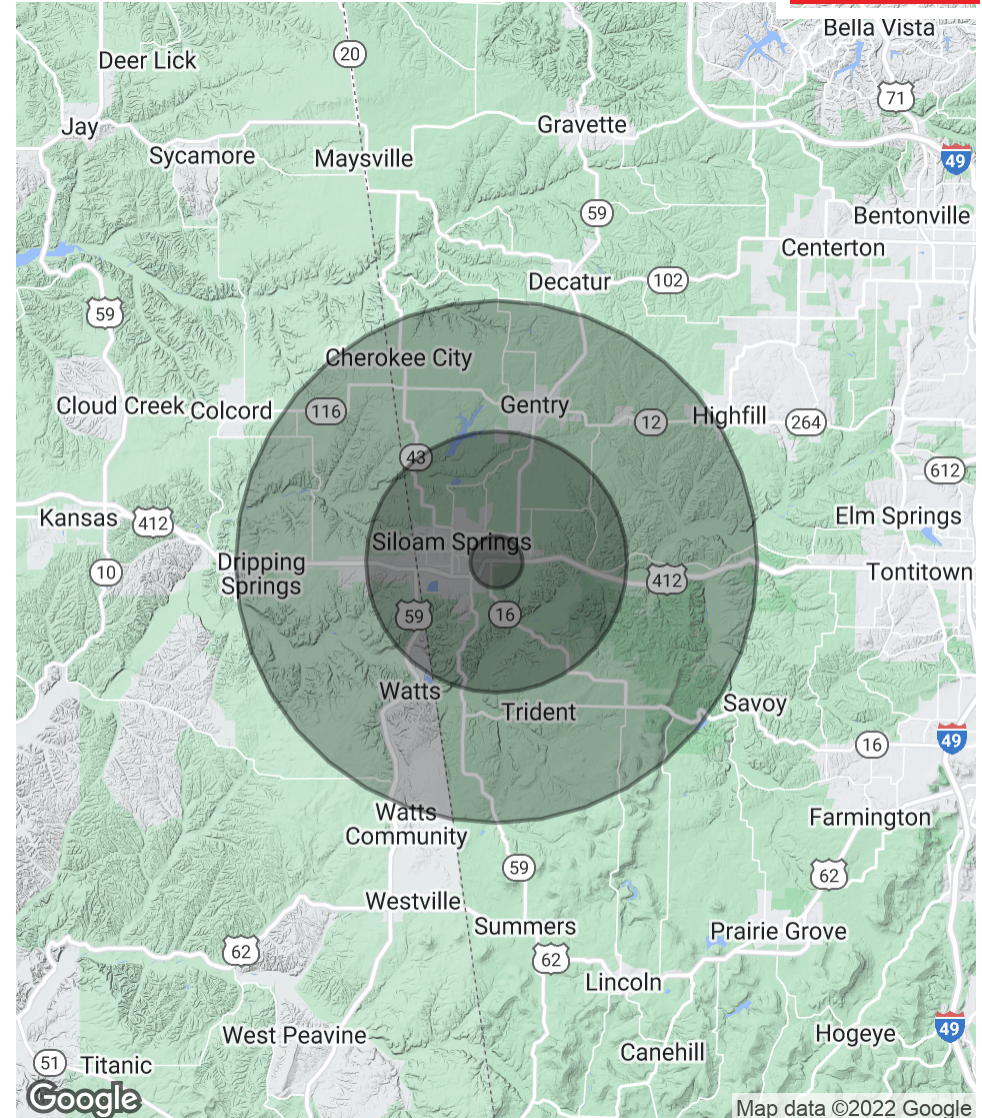
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,234	23,065	36,258
Average Age	26.2	29.7	32.0
Average Age (Male)	26.5	31.6	33.2
Average Age (Female)	27.2	30.4	32.5

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,029	7,921	12,820
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$51,944	\$50,815	\$51,127
Average House Value	\$119,767	\$117,892	\$121,086

\* Demographic data derived from 2020 ACS - US Census



# The Plaza at Siloam Springs



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ADVISOR BIO

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## DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

**Direct:** 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

**Jared Commercial**  
2870 S Ingram Mill Rd Ste A  
Springfield, MO 65804  
417.877.7900

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)

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## CURTIS JARED

President & CEO

[cjared@jaredenterprises.com](mailto:cjared@jaredenterprises.com)

**Direct:** 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

## EDUCATION

BA - Drury University  
Real Estate License

## MEMBERSHIPS

BOMA International  
ICSC  
Missouri Realtors  
National Association of Realtors

**Jared Commercial**  
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Springfield, MO 65804  
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