

NEW CONSTRUCTION SPACE FOR LEASE

6522 W Sunset Ave | Springdale, AR 72762

**1,280 - 6,240 SF
Available**



412 W Sunset Ave - 35,000 VPD



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

1,280 - 6,240 SF +/-

LEASE RATE

\$32.00 NNN (In-Line Spaces)

\$36.00 NNN (Drive-Thru)

COMMENTS

- Building will be complete in February
- Both end caps have Drive-Thru capability
- Cross-access with adjacent properties to the West
- Offers excellent visibility on Hwy 412 (35,000 VPD)
- Less than a mile from Interstate 49
- Located in Har-Ber Meadows, the premiere neighborhood in Springdale
- Delivered in Warm Shell Condition
- Directly across from The Crossings, a 500 Acre master-planned development
- Located in the epicenter of Springdale's expanding medical and business corridor with close proximity to Arkansas Children's NW Hospital, UAMS Orthopaedic & Sports Performance Center, Sam's Club, Arvest Ballpark, and Har-Ber High School

TRAFFIC COUNTS

Hwy 412 - 35,000 VPD



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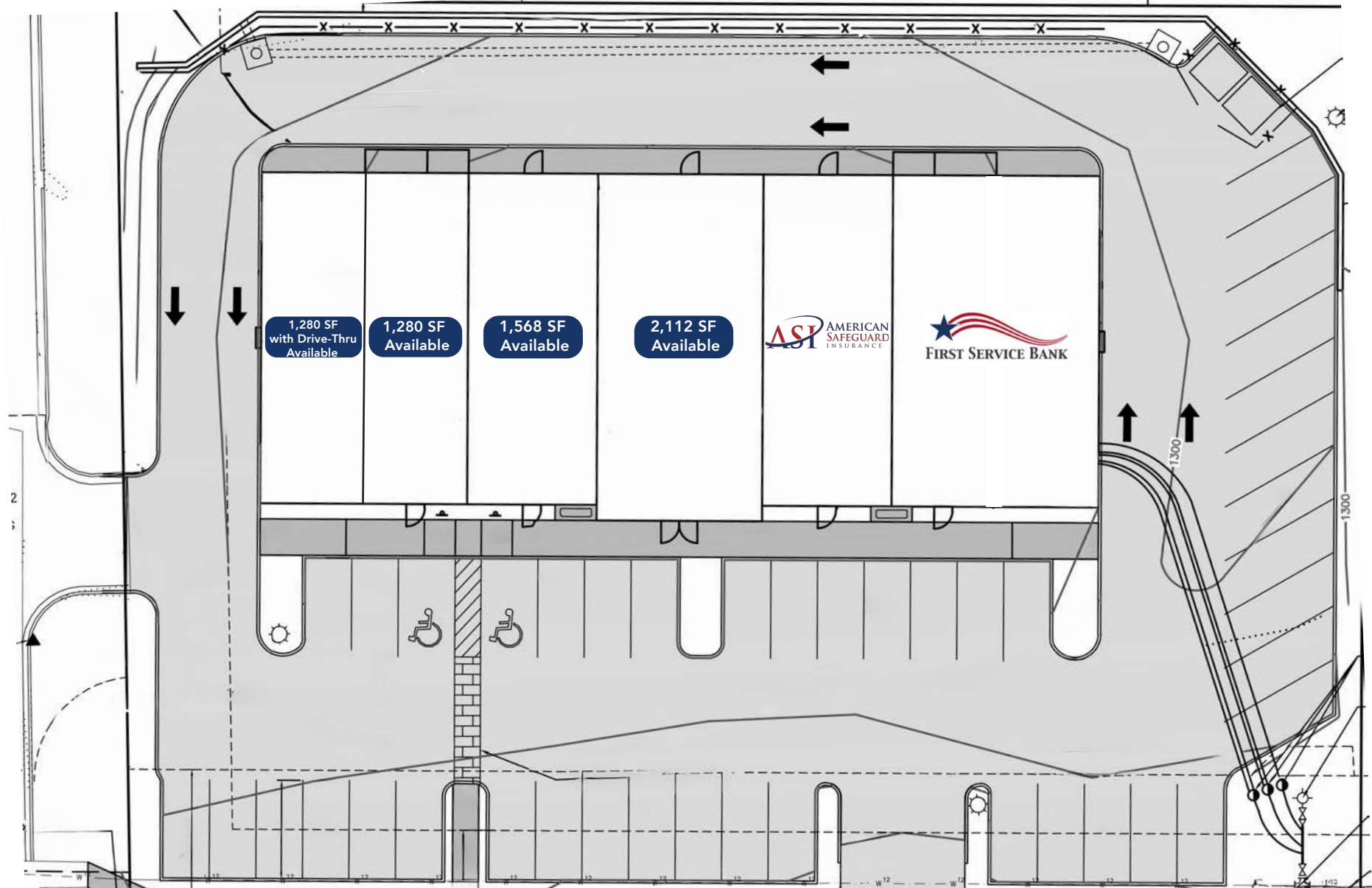
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MARKET OVERVIEW

Springdale is a dynamic and rapidly evolving city in Northwest Arkansas. With a strategic location on the Springfield Plateau and a population approaching the mid-80,000s (and growing), Springdale serves as both an industrial hub and a community-oriented marketplace. Economically, Springdale is anchored by strong manufacturing and food-processing sectors, with global players like Tyson Foods driving significant employment and investment. Poultry processing and related industries remain dominant, complemented by diversified manufacturing and engineering firms, a solid public school system, and growing healthcare and service sectors. Development trends in Springdale point toward continued momentum: there's investment in downtown revitalization, mixed-use projects, community amenities, and regional food system infrastructure. These efforts enhance quality of life while reinforcing Springdale's role as a commercial and residential destination in Northwest Arkansas

SPRINGDALE MAJOR EMPLOYERS

Rank	Company
1	Tyson Foods
2	George's
3	Springdale Public Schools
4	Cargill Meat Solutions
5	Northwest Medical Center
6	Rockline Industries
7	A.E.R.T
8	Harps Food Stores
9	Kawneer
10	Muti-Craft Contractors

Source: Springdale Chamber of Commerce



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,340	32,880	86,709	278,618
AVERAGE HH INCOME	\$144,423	\$115,936	\$110,865	\$114,363
TOTAL HH	2,031	11,798	31,047	105,946
AVERAGE AGE	36	35	33	32
BUSINESSES	232	1,194	3,314	8,610
EMPLOYEES	2,172	11,163	38,201	100,200

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



278,618

Population



\$114,363

Avg. Household Income



105,946

Households



32

Avg. Age



8,610

Businesses



100,200

Employees



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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