

RETAIL LEASING · BELLA VISTA, AR

Blue
Crane

One suite available, facade transformation underway

SUGAR CREEK CENTER

— SUITE 32 · 1,200 SF ACROSS FROM OZ TRAILS BIKE PARK

ABOUT THE CENTER

An established center, refreshed.

A grocery-anchored neighborhood center with a proven, everyday-traffic tenant mix, and a full facade transformation now underway across the entire property.

One retail in-line suite is available: Suite 32, a move-in-ready 1,200 SF space, directly across from the newly opened OZ Trails Bike Park.



THE AVAILABLE SUITE



THE SPACE

Suite 32

1,200 SF

A former CPA office, delivered move-in ready with full glass storefront frontage and parking at the door, an in-line retail suite ready for its next use.

- Glass storefront frontage
- Open front room + private offices
- Monument signage opportunity on HWY 71

DEAL TERMS

Terms at a glance.

LEASE RATE	\$25.00 SF NNN
AVAILABLE SPACE	Suite 32, 1,200 SF
INITIAL TERM	5 Years
DELIVERY	Move-In Ready
SIGNAGE	Monument Placement
TENANT IMPROVEMENTS	Negotiable



IDEAL USES

Room for the right concept.

A flexible in-line suite well-suited to neighborhood-serving retail and service uses that benefit from steady grocery foot traffic.

Retail

Shops & specialty goods

Food & Beverage

Café, bakery, quick-serve

Health & Wellness

Boutique Fitness

Boutiques

Apparel & lifestyle

Florists

Studio & storefront

+ Your concept

Let's talk through the fit

ANCHORED & ESTABLISHED

Good company.

Anchored by Allen's full-service grocery and joined by an established, everyday-traffic tenant mix.

Allen's Foods

Ozark Mountain Bagels & Brews

Las Fajitas Mexican Grill

Pizza Hut

Top China

P&P Nails

Vagabond Coffee



ACROSS THE STREET

The new OZ Trails Bike Park.

The newly opened OZ Trails Bike Park sits directly across from the center, pulling riders, families, and visitors past the front door and into the trade area year-round.

TRANSFORMATION UNDERWAY

A whole new look, in progress.

Refreshed towers, an activated storefront porch, and cohesive signage, center-wide.



WHY SUGAR CREEK

The case for Suite 32.

- 01 Anchored by Allen's full-service grocery
- 02 Directly across from the new OZ Trails Bike Park
- 03 Center-wide facade transformation underway
- 04 Monument signage placement available
- 05 Move-in-ready 1,200 SF in-line suite, TI Negotiable
- 06 Flexible terms for retail, F&B & wellness uses

\$25/SF

NNN · 5-year initial term · move-in ready, with monument signage.

GET CONNECTED

Let's find your space.

Gavin Magee

COMMERCIAL LEASING MANAGER

EMAIL gimagee@bluecrane.us

PHONE (913) 449-6223

WEB bluecrane.us



OFFERING

SUGAR CREEK CENTER

SUITE 32 • 1,200 SF