



**FOR LEASE**

## **RETAIL SPACE**

### **Property Highlights**

- Suite 104: 1,560 ± SF Retail Space
- Lease Rate: \$20.00/SF NNN
- Former beauty studio — equipment available in the space
- Glass storefront with building signage
- Co-tenants include La Despensa Latina Market & Restaurant, Metro by T-Mobile, and Thai Taste
- Adjacent to 168 new multifamily units under construction (The Reserve at Springdale)
- Excellent visibility and frontage on Hwy 265 seeing 20,000 VPD
- Ample Parking for Customers and Employees

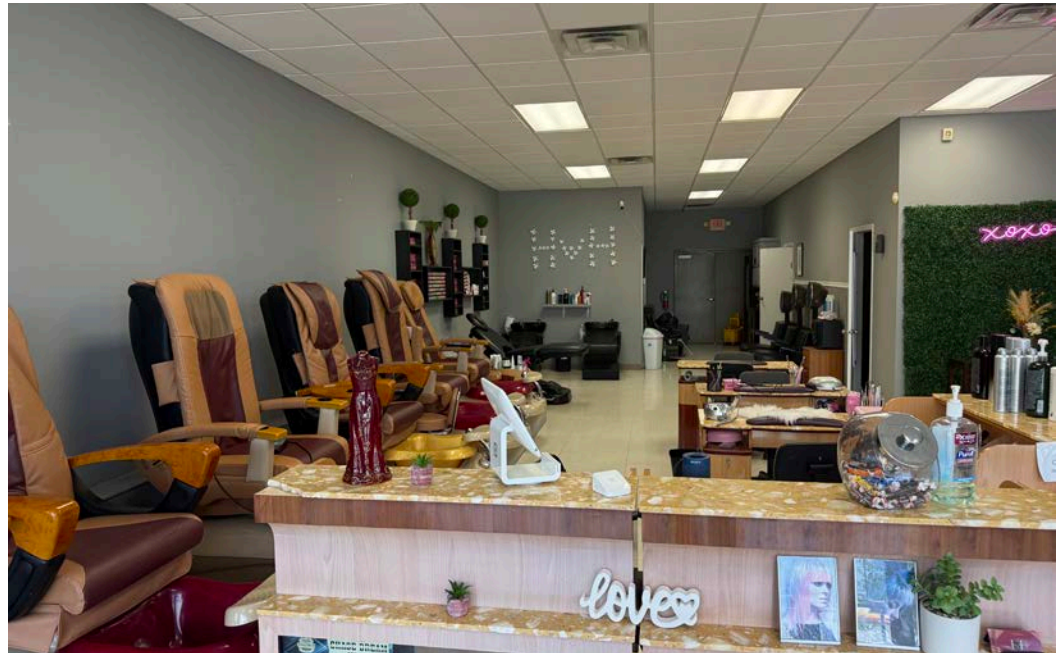
**For more information, please contact:**

**Cole Baldwin**  
501 410 2476  
cbaldwin@sagepartners.com

**Johnny Galloway**  
713 203 5491  
jgalloway@sagepartners.com

**479 845 3000**  
**sagepartners.com**

\*information deemed reliable but not guaranteed



# SITE PLAN 3138 S OLD MISSOURI RD, STE 104 | SPRINGDALE, AR 72764



	AREA DEMOGRAPHICS				
1 MILE	10,306 2024 Total Population	\$93,471 2024 Average Household Income	30.5 2024 Median Age	181 Total Businesses	1,821 Total Employees
3 MILE	60,120 2024 Total Population	\$91,034 2024 Average Household Income	31.8 2024 Median Age	2,462 Total Businesses	34,552 Total Employees
5 MILE	116,740 2024 Total Population	\$101,315 2024 Average Household Income	33.3 2024 Median Age	4,894 Total Businesses	64,255 Total Employees

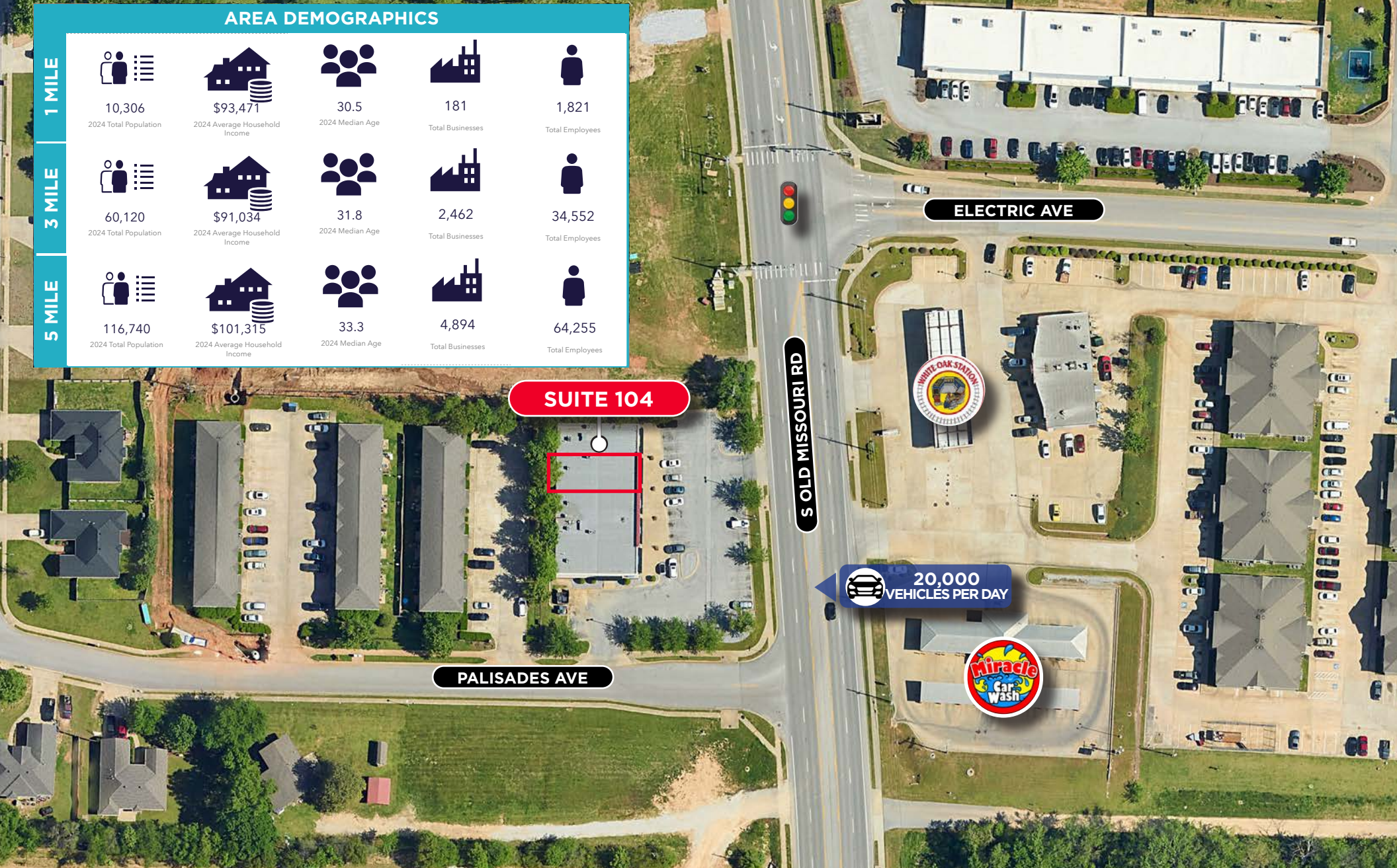
**SUITE 104**

**PALISADES AVE**

**S OLD MISSOURI RD**

**ELECTRIC AVE**

20,000 VEHICLES PER DAY





E ROBINSON AVE

412



Walmart



Tyson



The Reserve at Springdale  
(Under Construction)

20,000  
VEHICLES PER DAY

S OLD MISSOURI RD

Brookhaven  
Apartments

BUS  
71



S THOMPSON ST

Bridgers Crossing  
Apartments (Built 2025)



**SUBJECT PROPERTY**

George Junior  
High School

