

## OFFICE/RETAIL SPACE FOR LEASE

# DOGWOOD SUITES

1245 U.S. 412, Siloam Springs, AR 72761



### PROPERTY DESCRIPTION

Office/Retail space conveniently located just off U-412 in Siloam Springs, offering prime visibility and accessibility. Positioned at the intersection of U-412 (29,000 VPD) and Dogwood St (1,700 VPD), this location ensures excellent exposure. Additionally, it is less than half a mile from Walmart Neighborhood Market and surrounded by major retailers such as Harbor Freight, Dunham's Sports, KFC, Sonic Drive-In, O'Reilly Auto Parts, and more. This is a fantastic opportunity to establish your business in a thriving commercial area!

### PROPERTY HIGHLIGHTS

- 2 Spaces Available: 885 Dogwood St (+/- 972 SF); 1245 US-412 (+/- 1,850 SF)
- Retail/Office Space
- High Visibility with 29,000 VPD on Us-412
- Ample Parking and Signage Opportunities

### OFFERING SUMMARY

Lease Rate:	\$11 - 12 SF/yr (MG)
Available SF:	972 - 1,850 SF
Building Size:	6,342 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,148	7,231	8,831
Total Population	6,421	20,880	25,319
Average HH Income	\$75,727	\$80,874	\$80,946

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### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable  
Total Space: 972 - 1,850 SF Lease Rate: \$11 - \$12 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
885 Dogwood St	Available	972 SF	Modified Gross	\$11.00 SF/yr	-
1245 US-412	Available	1,850 SF	Modified Gross	\$12.00 SF/yr	-

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# 1245 US-412 PHOTOS

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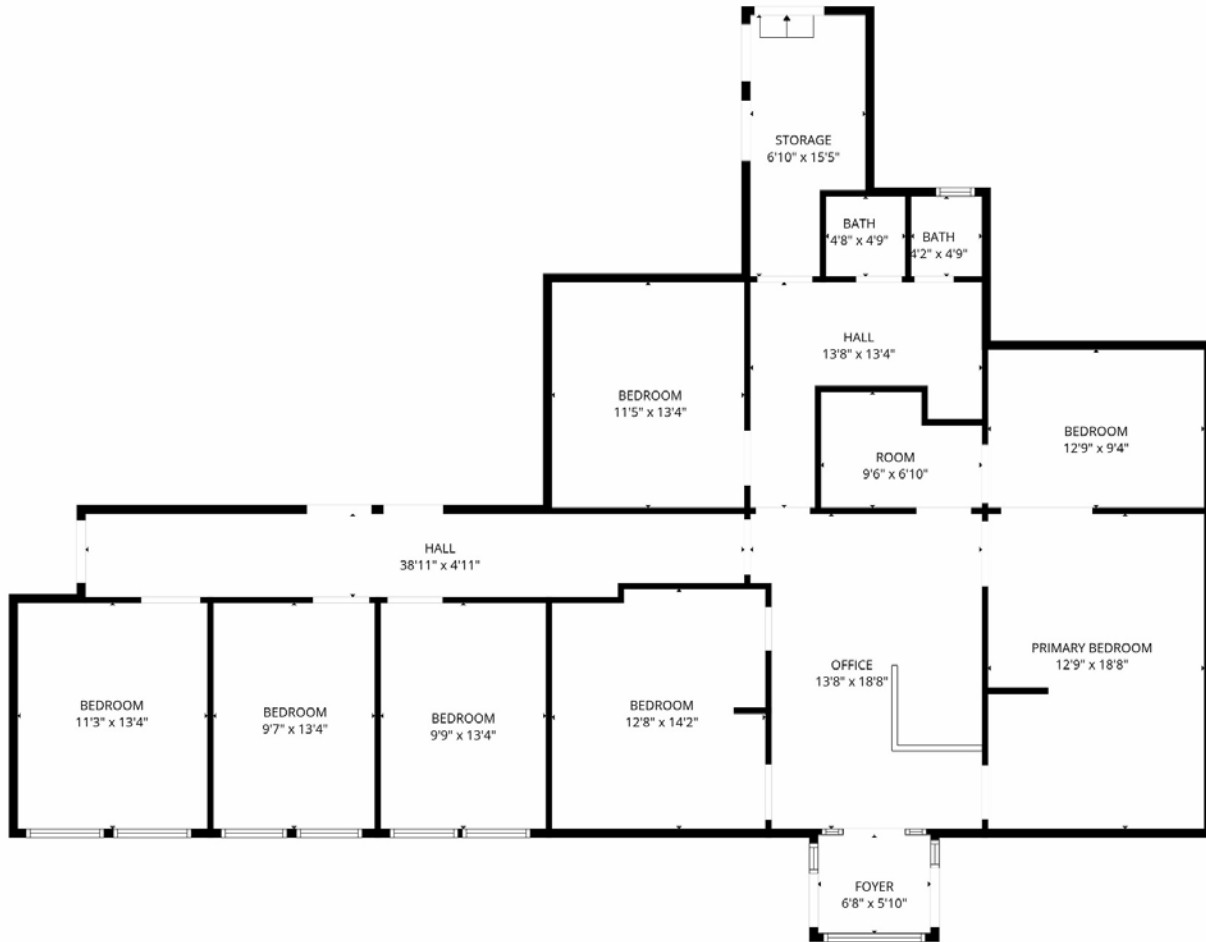
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# 1245 US-412 FLOOR PLAN

1245 U.S. 412, Siloam Springs, AR 72761



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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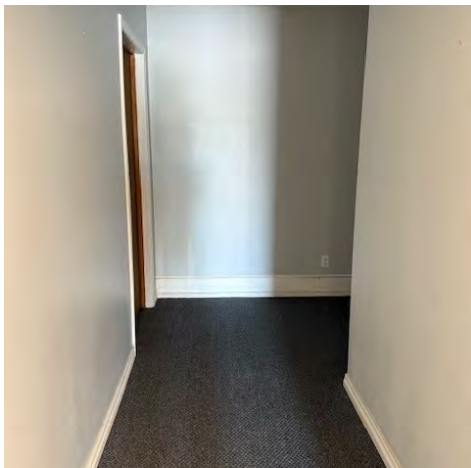
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## OFFICE/RETAIL SPACE FOR LEASE

# SUITE 885 PHOTOS

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# SUITE 885 FLOOR PLAN

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## Suite 885: +/- 972 SF

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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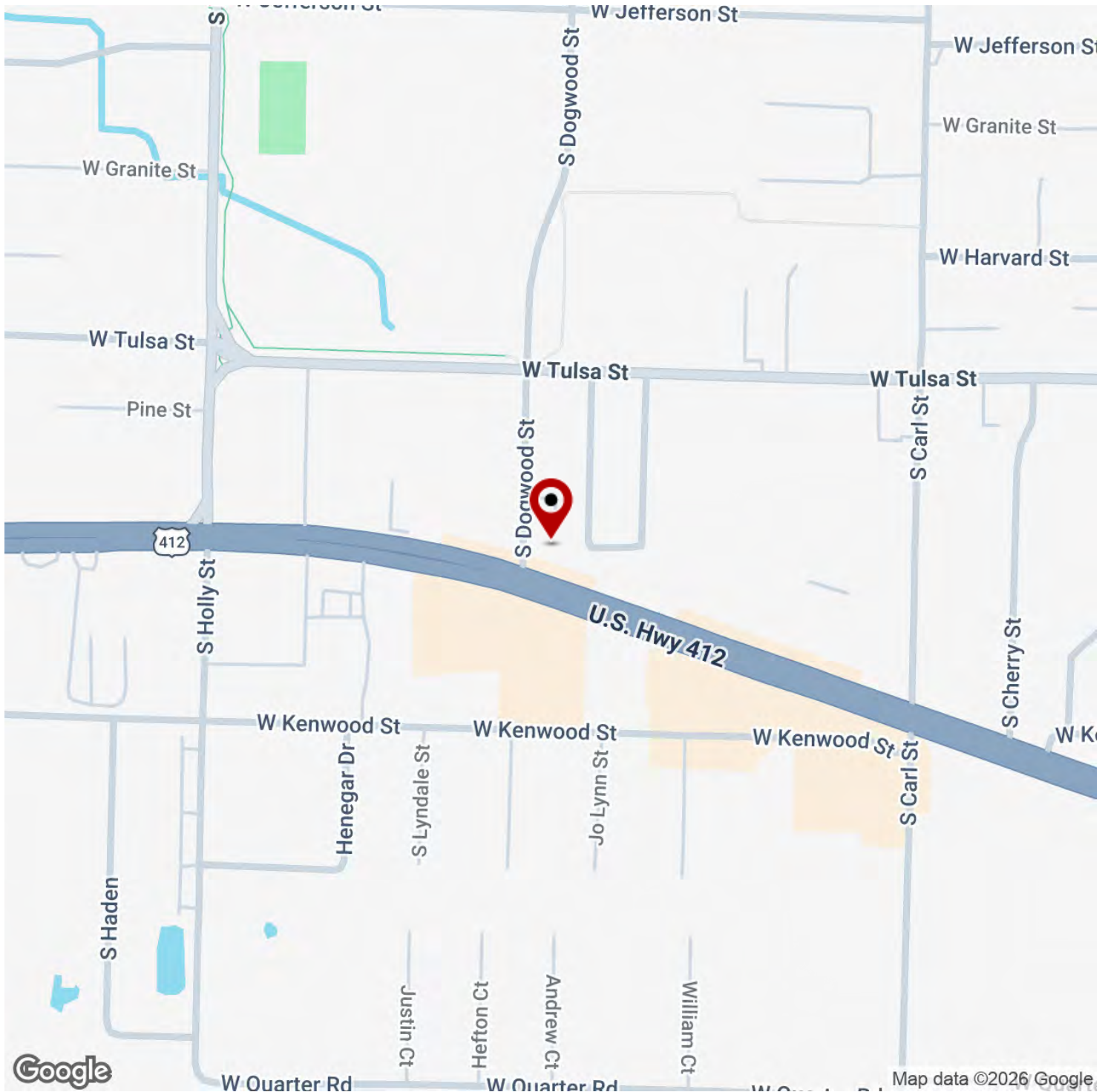
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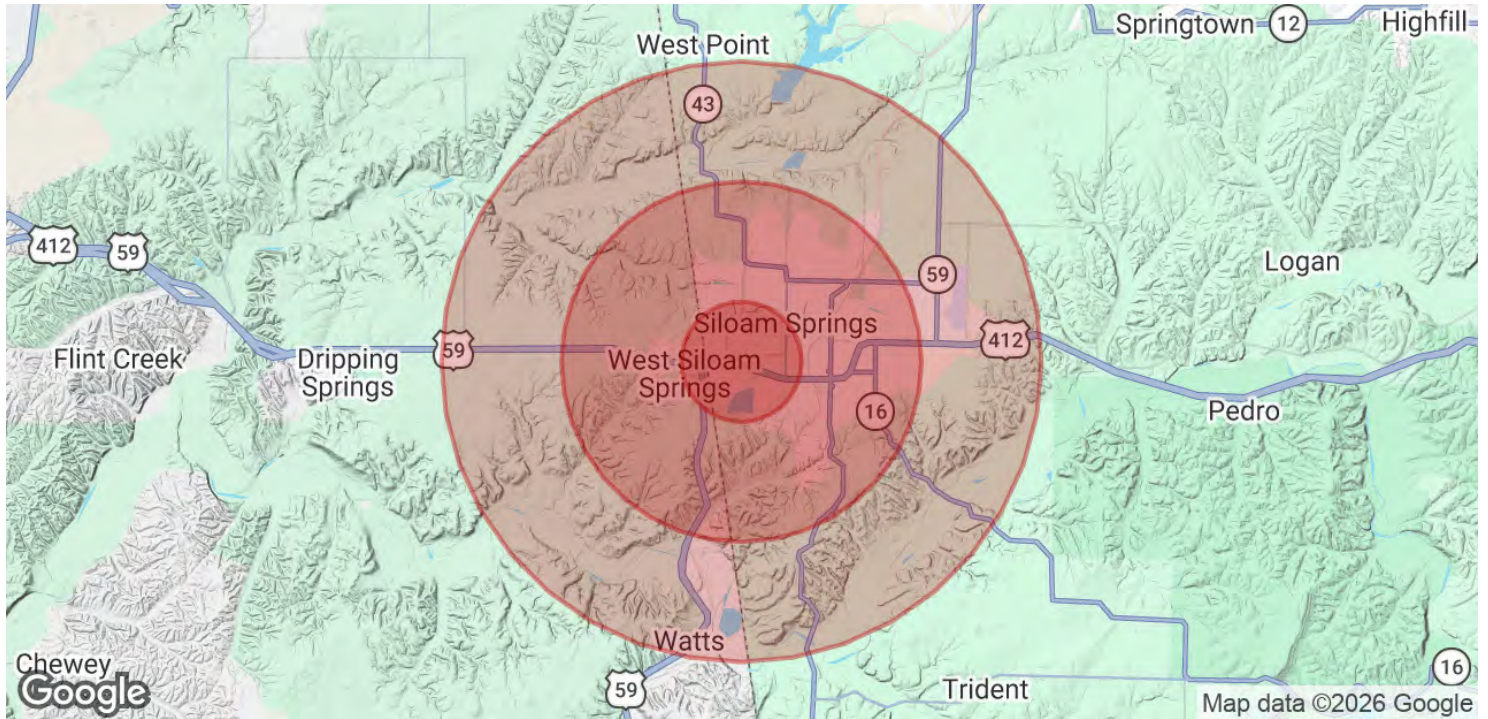
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,421	20,880	25,319
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,148	7,231	8,831
# of Persons per HH	3	2.9	2.9
Average HH Income	\$75,727	\$80,874	\$80,946
Average House Value	\$244,426	\$279,126	\$295,609

2020 American Community Survey (ACS)

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