

3000 SQ. FT. OF FLEX SPACE IN TONITOWN, AR

TONITOWN, AR



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
1200 North College Avenue
Fayetteville, AR 72703

DAVID MONTOYA
Commercial Agent
O: 248.396.9954
C: 248.396.9954
dwmontoya1@gmail.com

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1012 East Henri De Tonti Boulevard offers a professional office leasing opportunity designed to support a range of business needs. The property presents a flexible setting for an investor or tenant seeking functional office space with the potential to accommodate administrative, professional, or service-oriented operations. Its straightforward layout and commercial setting provide a solid foundation for customized occupancy and efficient daily use. With an address suited for a polished business presence, this office property delivers practical value, adaptable space, and a clean platform for long-term operational success.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (Gross)
Available SF:	3,000 SF



PROPERTY HIGHLIGHTS

- Professional office property with flexible leasing potential
- Suitable for administrative, professional, or service uses
- Adaptable layout for a variety of business needs
- Strong platform for tenant customization
- Commercial setting with business focused appeal
- Ideal for owner occupants or investors
- Functional space designed for efficient operations
- Clean presentation for a polished business image
- Convenient address at 1012 East Henri De Tonti Boulevard

PROPERTY DETAILS

LEASE RATE**\$18 SF/YR****LOCATION INFORMATION**

Building Name	3000 SQ. FT. OF FLEX SPACE IN TONITOWN, AR
Street Address	1012 East Henri De Tonti Boulevard
City, State, Zip	Tonitown, AR 72762
County	Washington
Market	Northwest Arkansas
Sub-market	Springdale

BUILDING INFORMATION

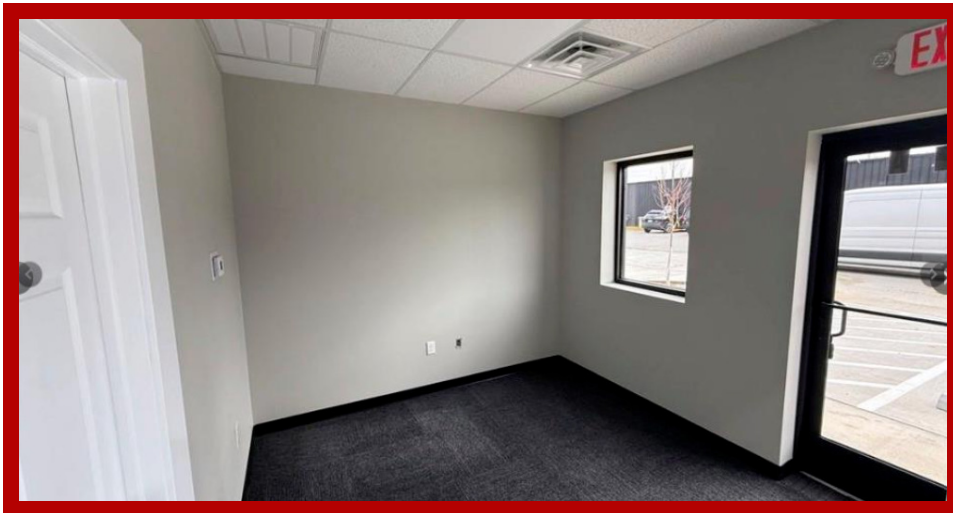
Building Size	3,000 SF
Building Class	B

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

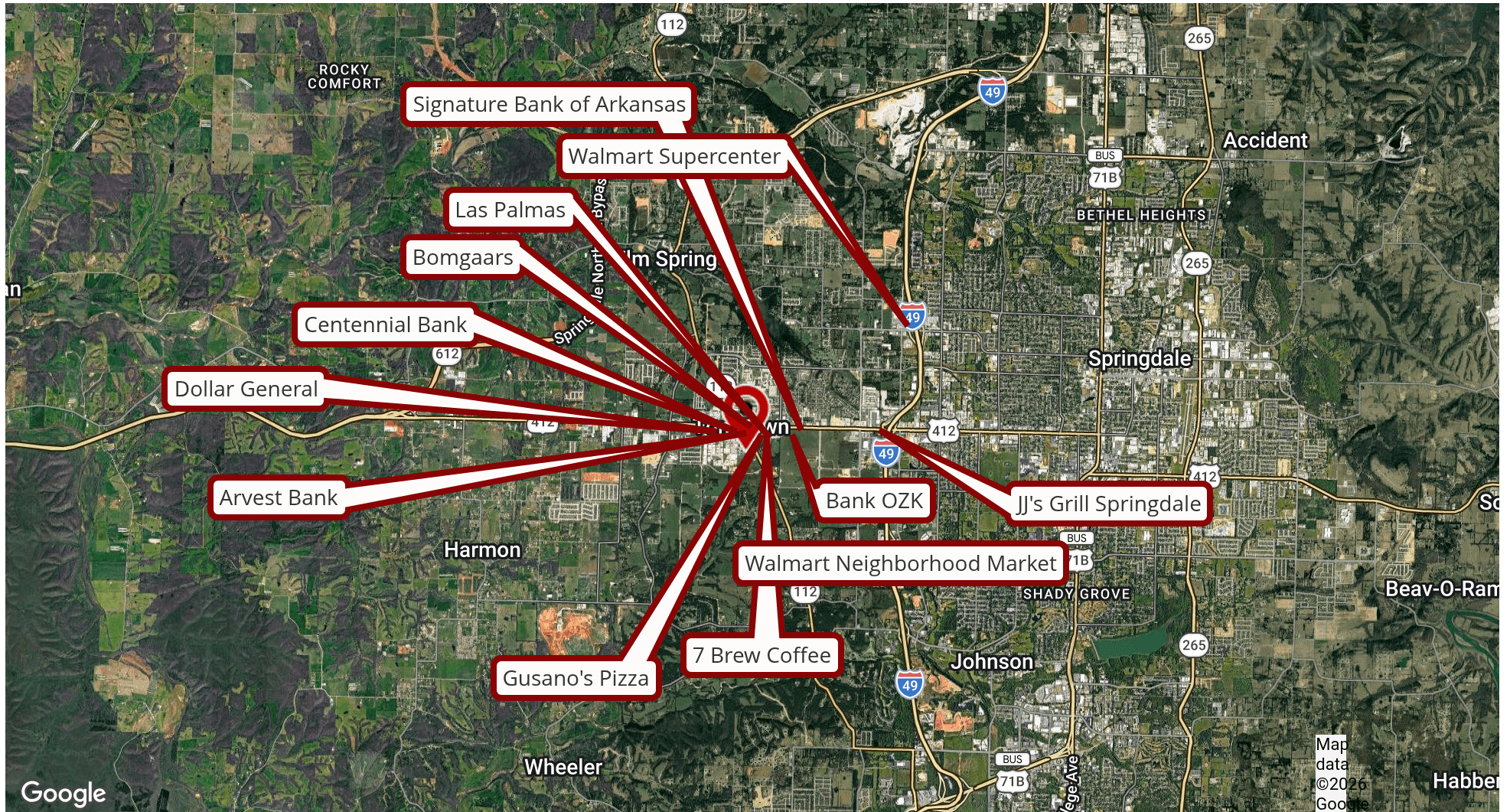
ADDITIONAL PHOTOS



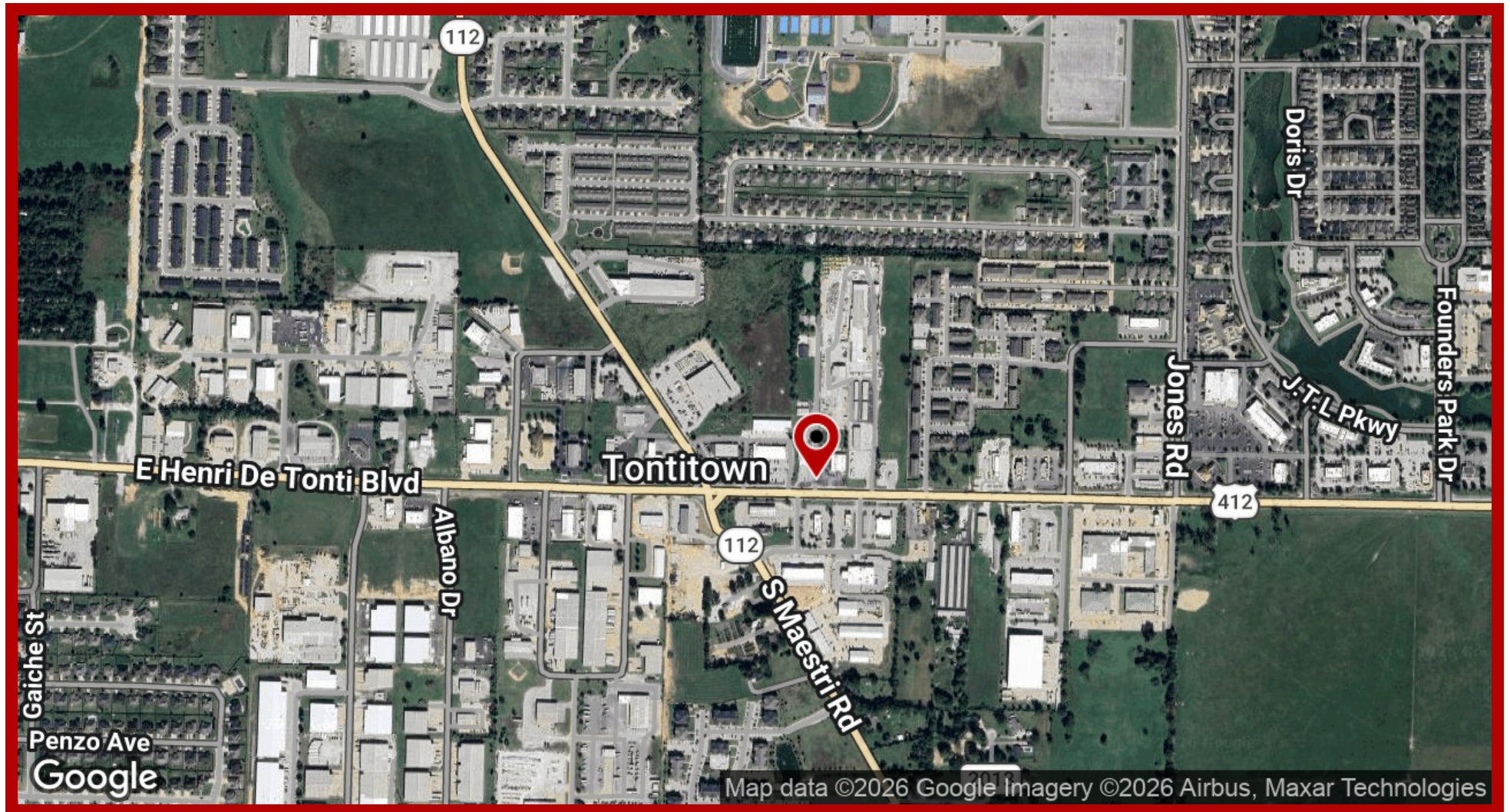
Regional Map



RETAILER MAP



Location Map

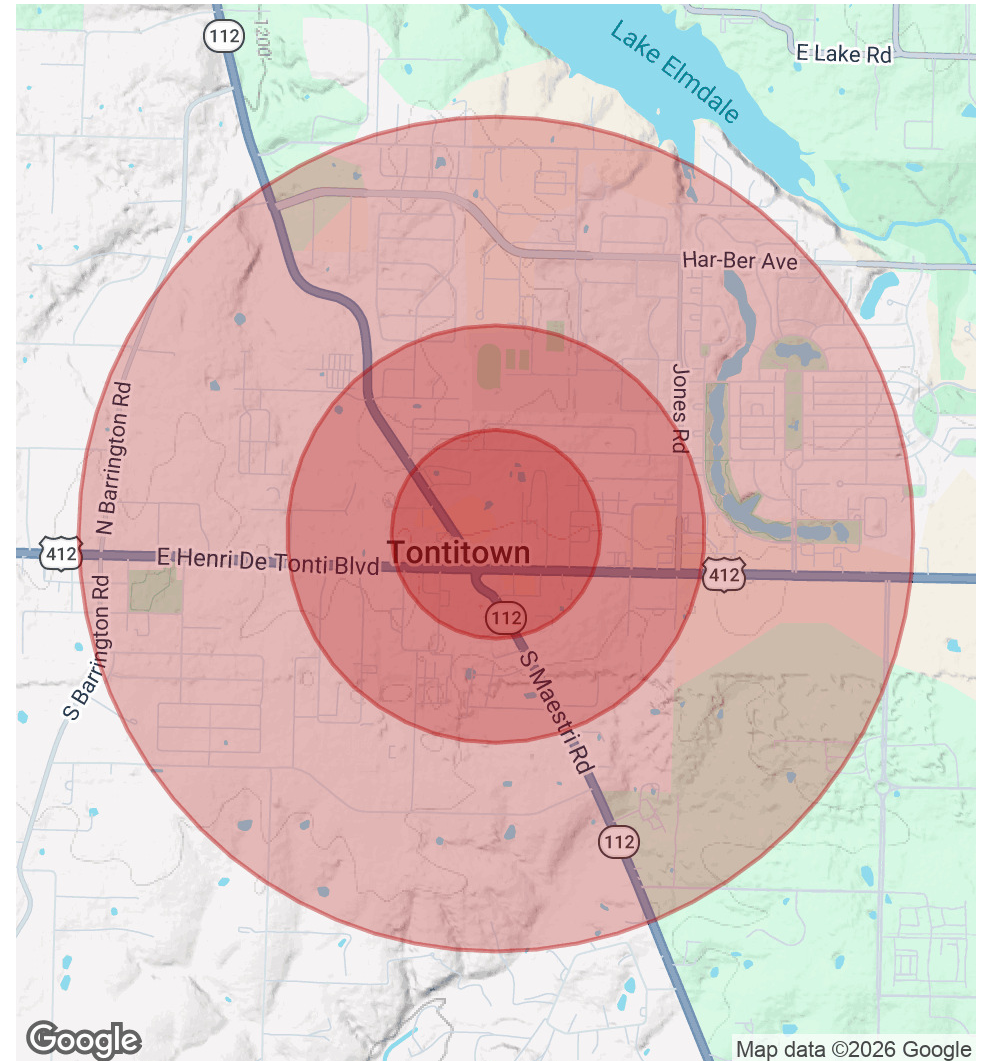


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	222	755	2,663
Average Age	35.0	34.9	36.1
Average Age (Male)	36.3	36.5	37.1
Average Age (Female)	33.7	33.6	35.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	94	319	1,092
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$113,924	\$113,850	\$127,140
Average House Value	\$411,402	\$411,877	\$406,046

2023 American Community Survey (ACS)



WHY NORTHWEST ARKANSAS?



A THRIVING COMMUNITY

Northwest Arkansas is home to the world's largest corporations including Walmart, Inc., Sam's Club, Tyson Foods, JB Hunt, and more. This booming region is economically thriving with new businesses entering the market yearly. Walmart's presence has attracted thousands of suppliers to the area including Campbell Soup and Hersey, creating a concentration of vendor operations.

THE NATURAL STATE

Explore our region's four state parks and miles of hiking and biking trails right within the community. Northwest Arkansas is a premiere, world-class cycling destination with over 800 miles of mountain bike, paved, and greenway trails. This area lives up to the Natural State's beautiful reputation. The area is nationally recognized for its epic beauty and endless opportunities to explore the outdoors, bringing in new residents and tourists every year.



ATTRACTIONS

One will never run out of things to do in Northwest Arkansas! Whether it is watching a Passionate Arkansas Razorback game, a trip to the preeminent American art museum, Crystal Bridges, or a walk through historic downtown Eureka Springs, there's so much to explore with friends and family. Culture and art thrives in this region. From concerts at the Walmart Amp to theatrical shows in the Walton Arts Center, the people of Northwest Arkansas can immerse themselves in the arts and so much more.



THE ECONOMY

Affordable business costs have enhanced the area's reputation as a favorable location for corporate headquarters. This combined with a skilled labor force, has positioned Northwest Arkansas among the most dynamic and fast growing areas in the country. The region surpasses national average statistics in all areas including, GDP, job growth, wages and income, and entrepreneurship.

