

# 4704 Mercy Ln

Springdale, AR 72762

[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

\$29.00/SF (NNN)



# Retail Space

4704 Mercy Lane | Springdale, AR 72762

For Lease

# Property Details

+ Size ±4,877 SF

Suite #	Size
Suite 101	±1,229 SF
Suite 102	±1,229 SF
Suite 103	±1,229 SF
Suite 104	±1,190 SF

+ Lease Rate \$29.00/SF

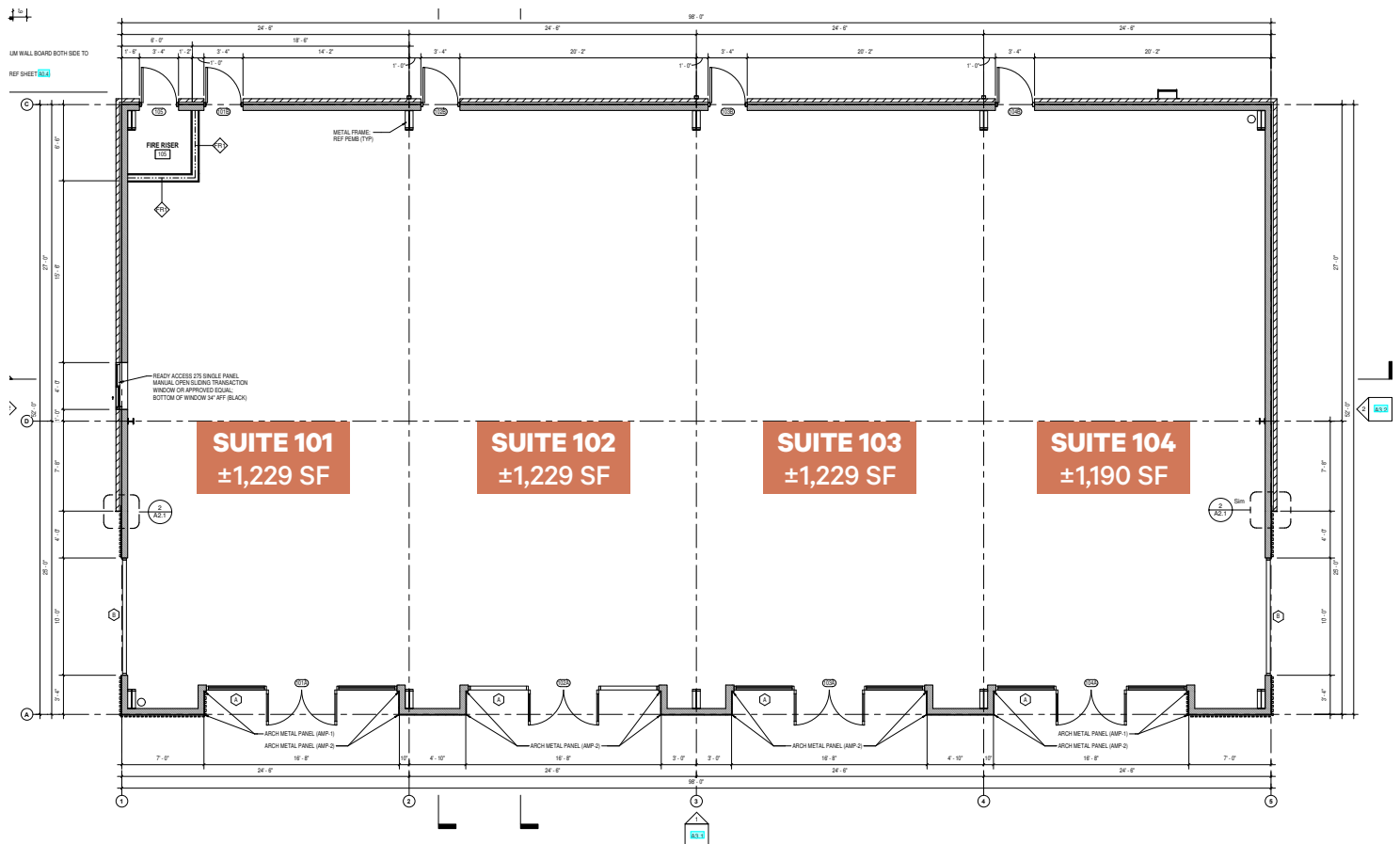
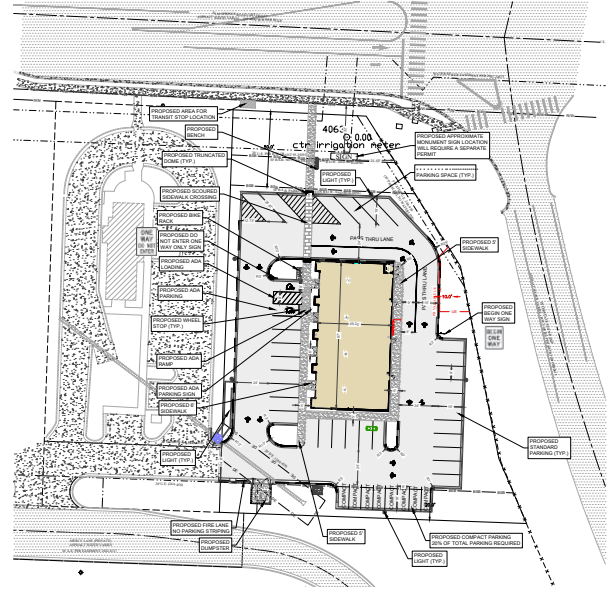
+ Drive-Thru Opportunity (Suite 101)

+ I-49 Visibility and ±100 ft frontage on Elm Springs Rd (16,000 VPD)

+ Estimated Delivery: Q4 2026

+ Delivery Condition: Cold Dark Shell

+ T.I. Allowance: Negotiable



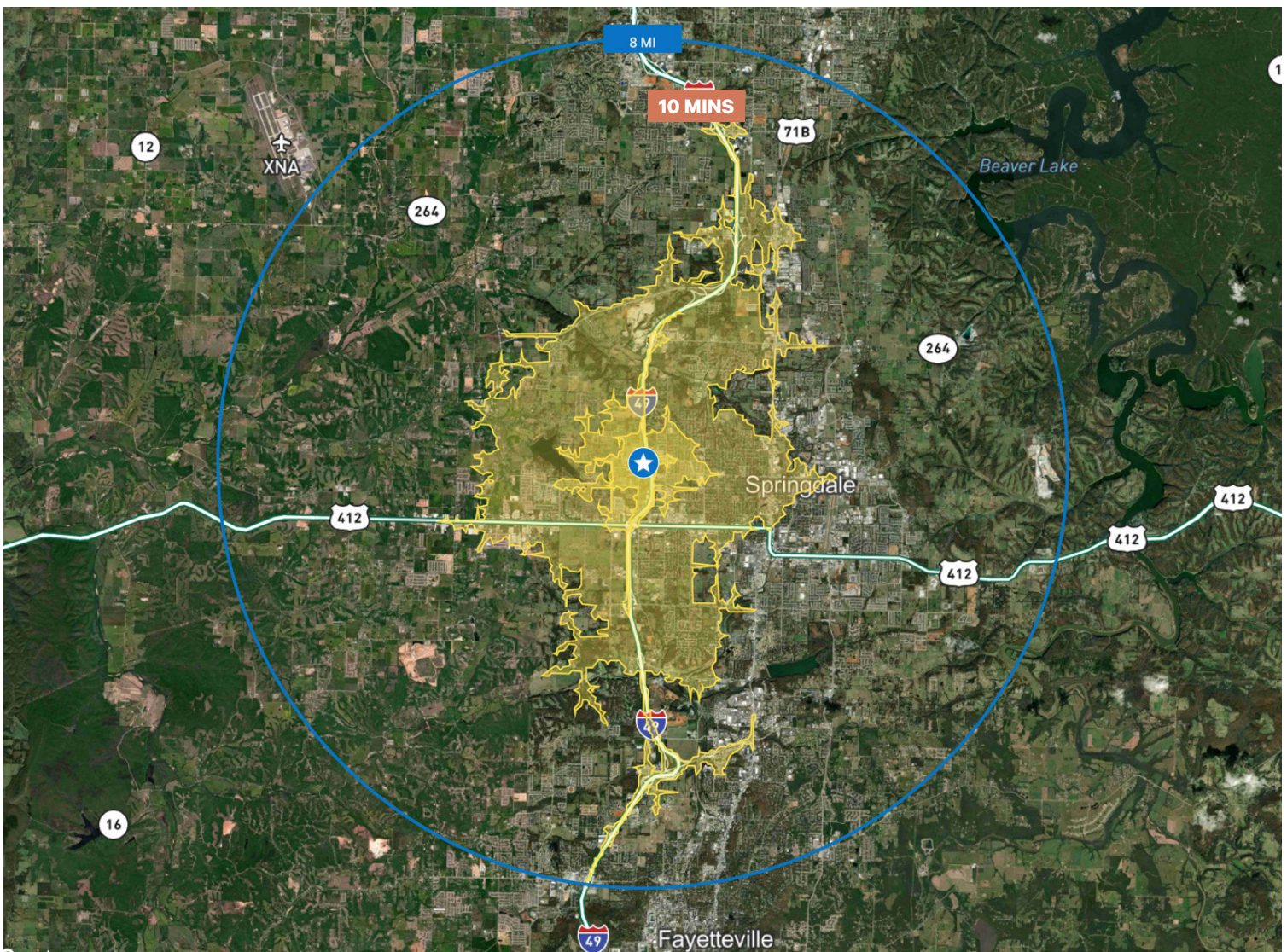
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# Demographics

2025 Demographics	3 Minutes	5 Minutes	10 Minutes
Population	2,012	8,808	61,704
Households	620	2,936	22,421
Average Household Income	\$115,871	\$118,373	\$108,262
Housing Units	570	2,879	22,252
Employees	1,822	4,356	39,142

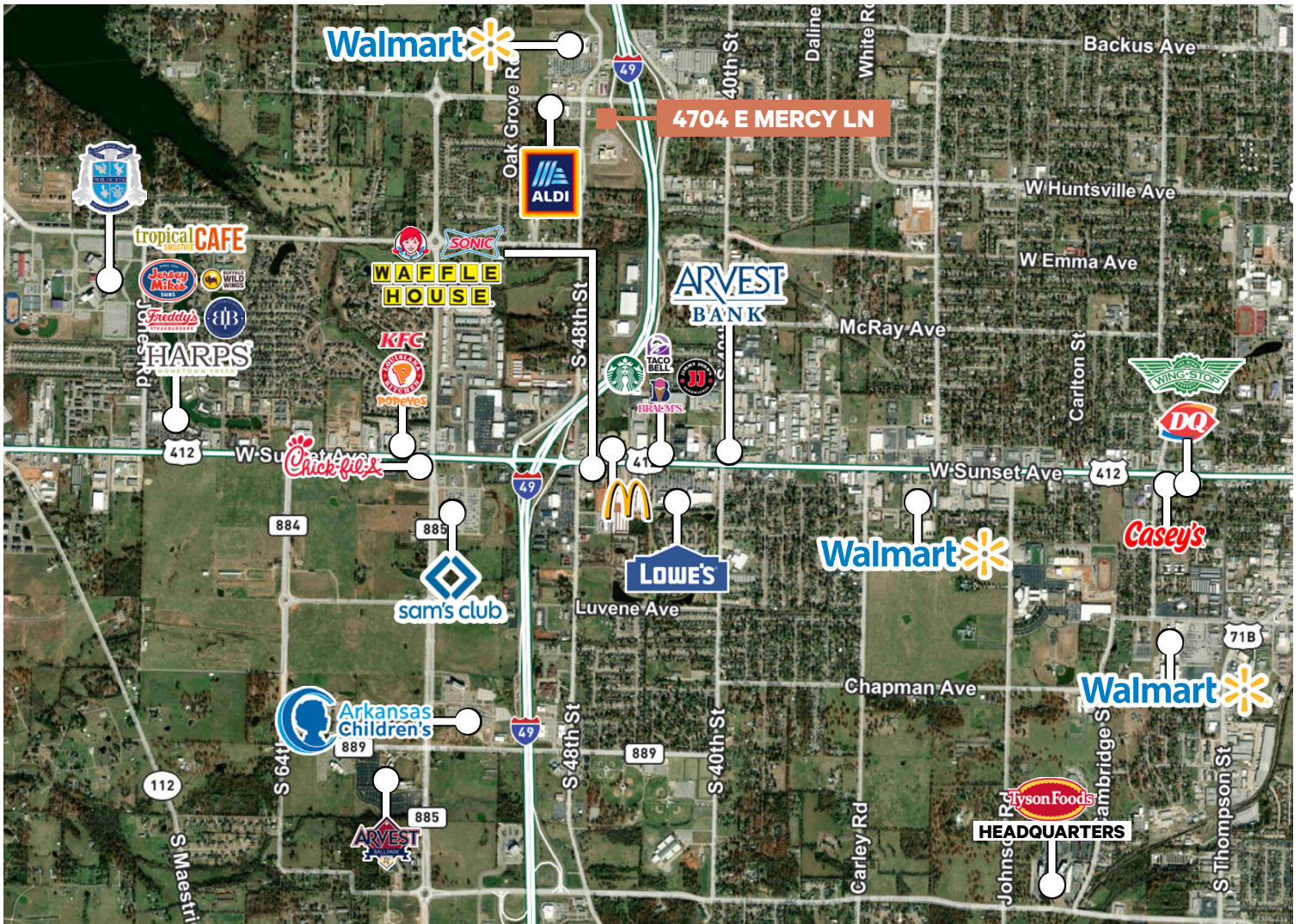


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# Points of Interest



## Contact Us

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