

## PRIME OFFICE SPACE FOR LEASE



# SPRINGDALE BUSINESS CENTER

3291 South Thompson Street, Springdale, AR 72764



### PROPERTY DESCRIPTION

Springdale Business Center provides a flexible arrangement for most any type of general office user! These well maintained suites is a rare gems and ready for your growing business! Located along 71 Business, providing you ample exposure and easy visibility for potential customers of the office tenants.

### PROPERTY HIGHLIGHTS

- Flexible arrangement for most any type of general office user!
- Located along 71 Business, providing ample exposure and easy visibility
- The modified gross includes everything except for gas/electric bill and a \$175 fee monthly for trash and water!
- The property is just 1.3 miles south of the 412/HWY 71B intersection!
- Springdale Business Center is comprised of 8 well maintained buildings, great landscaping, and is professionally managed!

### OFFERING SUMMARY

Lease Rate:	\$20.50 SF/yr (MG)
Available SF:	2,204 SF
Building Size:	38,397 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,590	19,945	40,683
Total Population	7,186	56,843	110,295
Average HH Income	\$55,355	\$53,670	\$55,228

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### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,204 SF	Lease Rate:	\$20.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3291 S Thompson Suite E104- E105	Available	2,204 SF	Modified Gross	\$20.50 SF/yr	-

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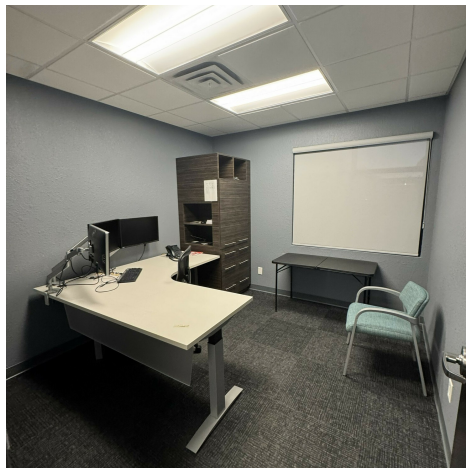
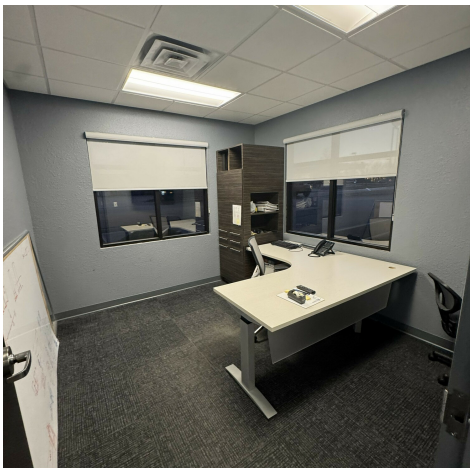
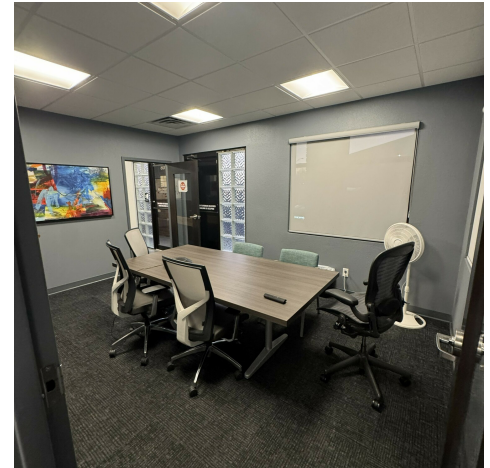
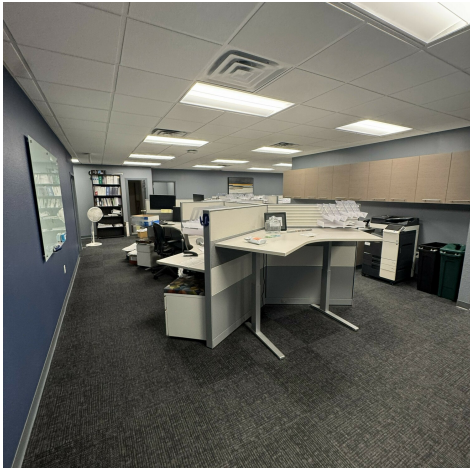
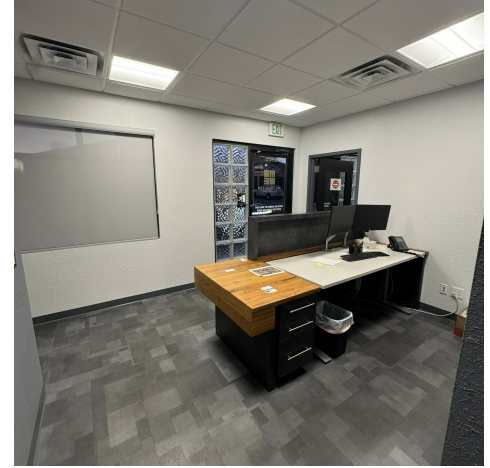
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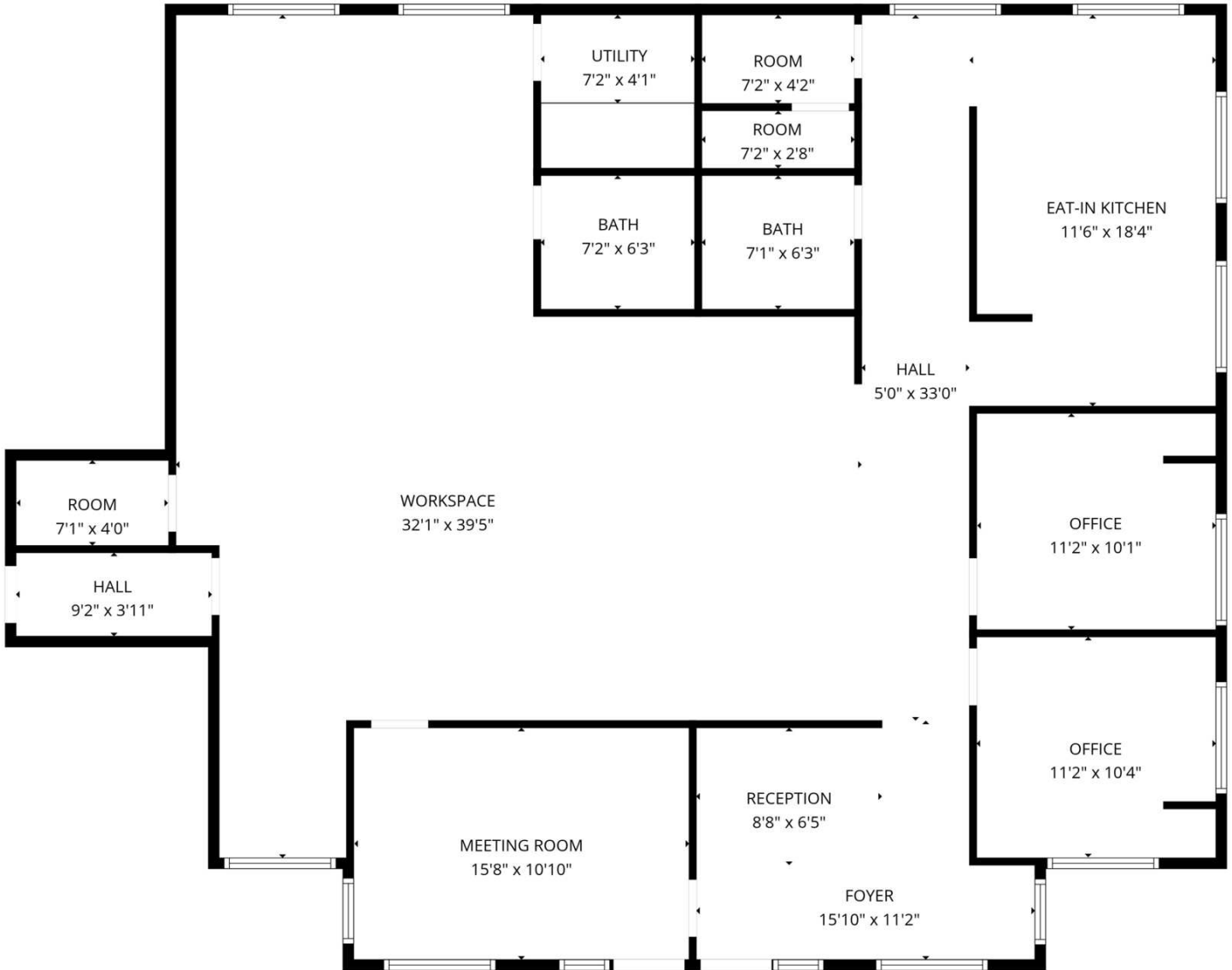
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Suite E104 -E105 Floor Plan



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

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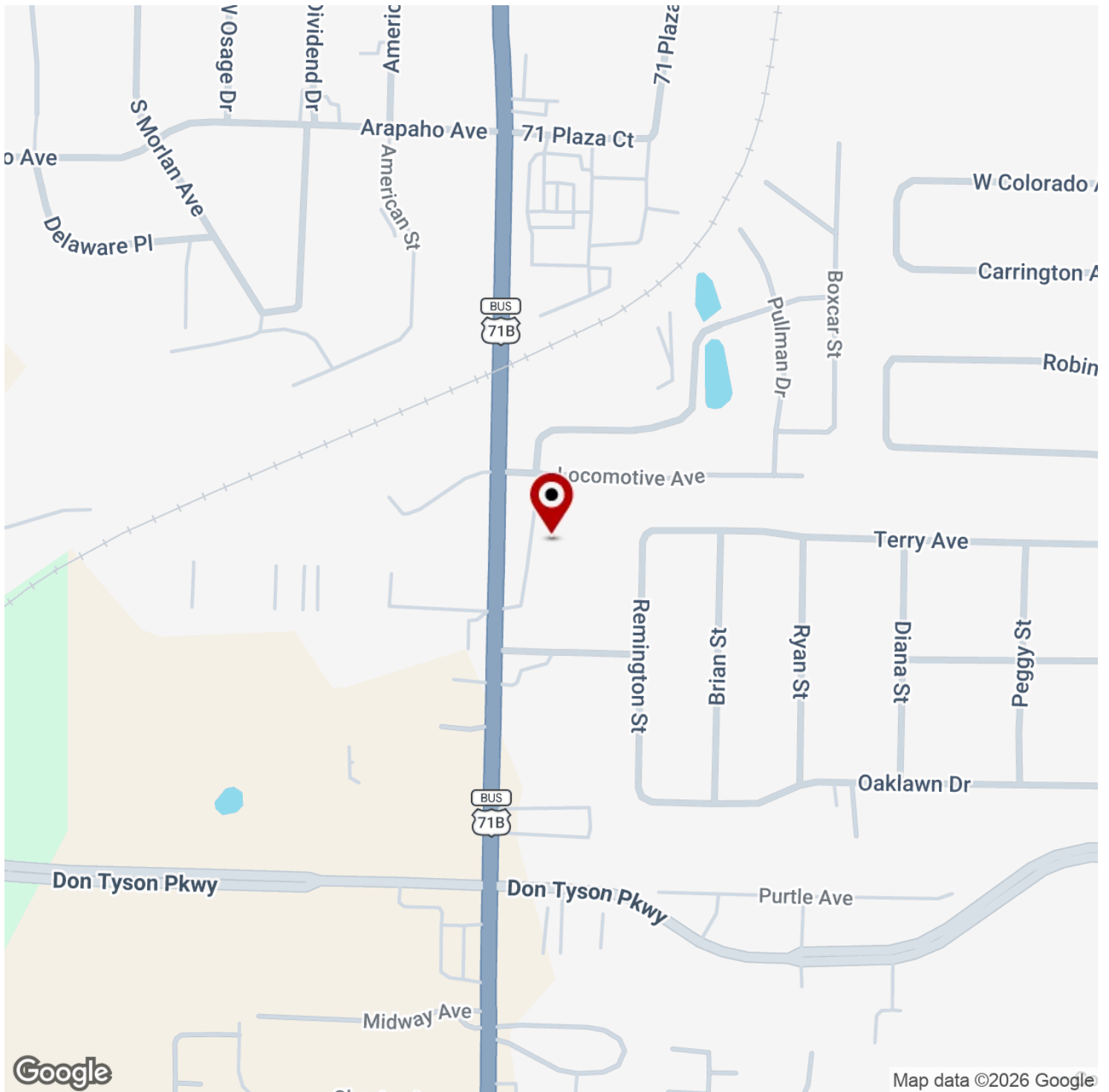
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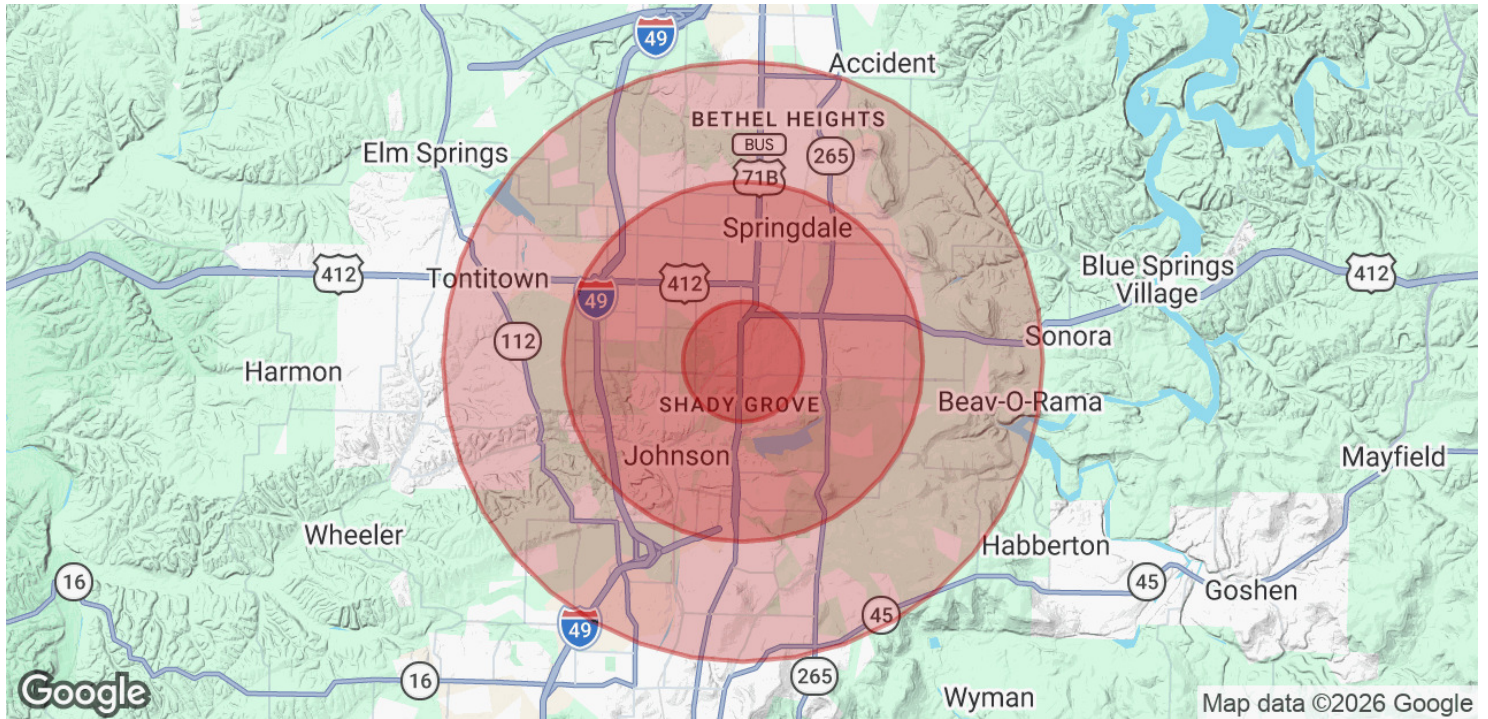
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,186	56,843	110,295
Average Age	29.7	30.2	30.7
Average Age (Male)	28.7	29.3	30.0
Average Age (Female)	31.4	31.7	31.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,590	19,945	40,683
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$55,355	\$53,670	\$55,228
Average House Value		\$166,544	\$192,015

2020 American Community Survey (ACS)

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