





## Summary

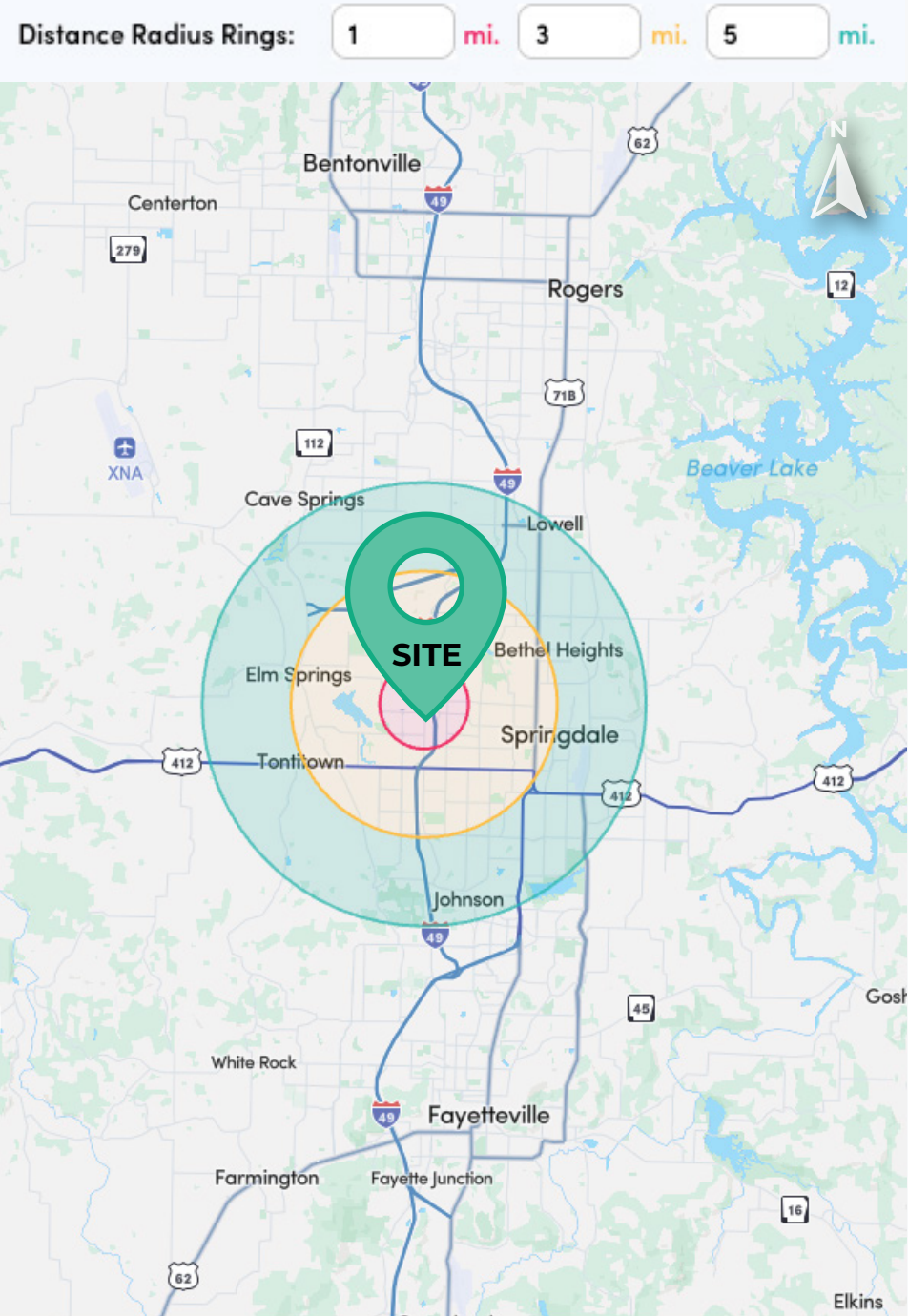
- Lease Rate: Call for Pricing
- Building Size: 8,000 SF
- Available For Lease: ±1,500-2,800 SF
- Completion Date: Available Immediately
- Co-Tenants: Pediatric Dentist
- At Lease: General Dentist

## Property Overview

- Drive-thru endcap available with high visibility from I-49 and I-49 exit ramp at Elm Springs
- Premier positioning in Springdale's primary retail corridor
- Next to recently opened Aldi, Panda Express, MercyGo-Health, and Starbucks
- Accelerated population growth projected over the next 5 years exceeding 9% annually in all radii

## Demographics

2025 Population		
5,548 1 Mile	72,795 3 Mile	163,385 5 Mile
2029 Projected Growth ('25-'29)		
19.81% 1 Mile	18.85% 3 Mile	19.34% 5 Mile
Avg. Household Income		
\$98,809 1 Mile	\$97,747 3 Mile	\$100,746 5 Mile



# Site Photos

I-49 & Elm Springs Rd | Springdale, AR 72762



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I-49 & Elm Springs Rd | Springdale, AR 72762



Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no gaurentees, warranties, or representations as to the accuracy or completeness thereof. The presentaion of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.



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