

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 monthly fee 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 - 23 SF/yr (NNN; MG)
Available SF:	1,150 - 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

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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PRIME OFFICE SPACE FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	1,150 - 2,204 SF	Lease Rate:	\$20 - \$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3291 S Thompson St Suite A104	Available	1,582 SF	NNN	\$23.00 SF/yr	-
3291 S Thompson Suite E104- E105	Available	2,204 SF	Modified Gross	\$20.00 SF/yr	-
3291 S Thompson St Suite H102B	Available	1,150 SF	Modified Gross	\$20.00 SF/yr	-

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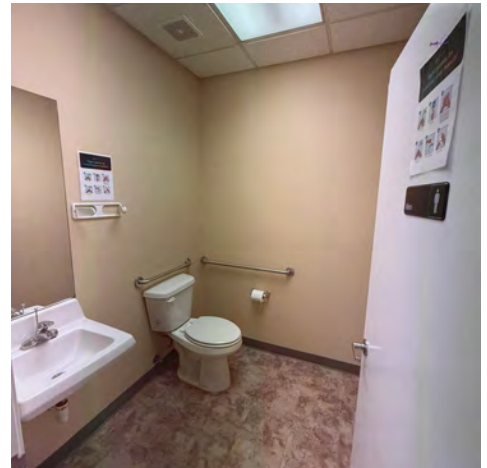
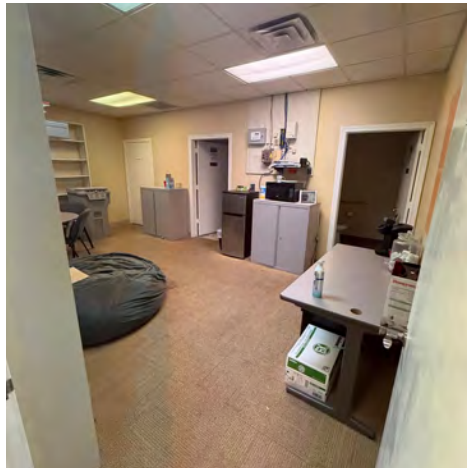
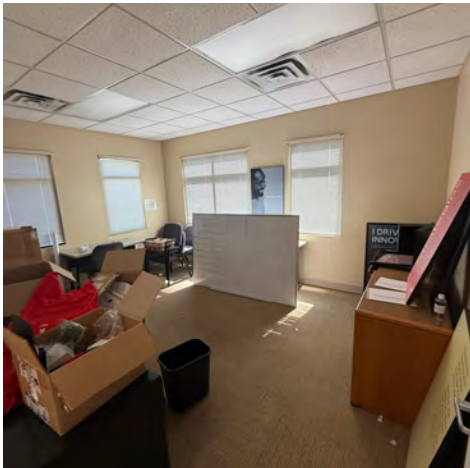
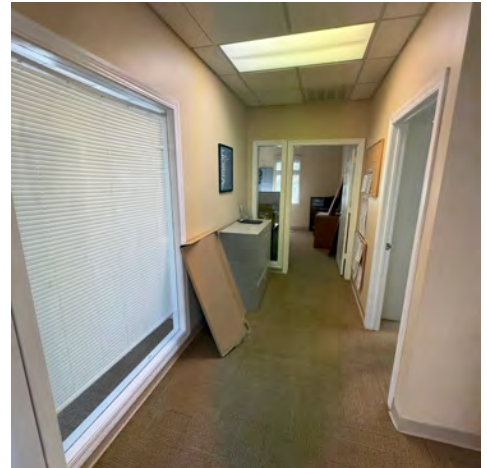
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SUITE A104 PHOTOS

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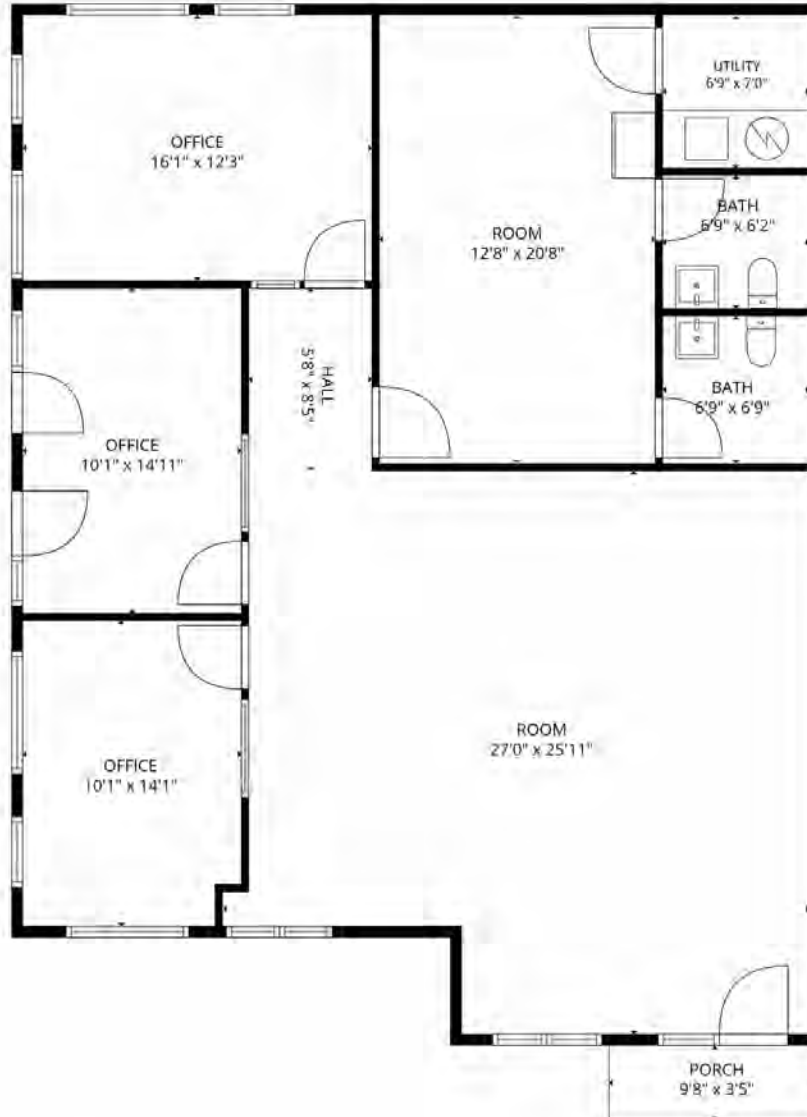
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SUITE A104 FLOORPLAN

3291 South Thompson Street, Springdale, AR 72764



Suite A104: +/- 1,582 SF

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

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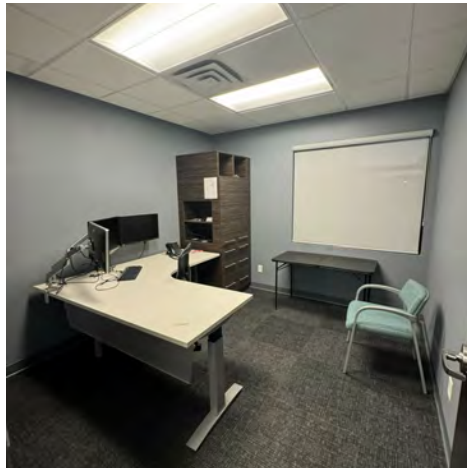
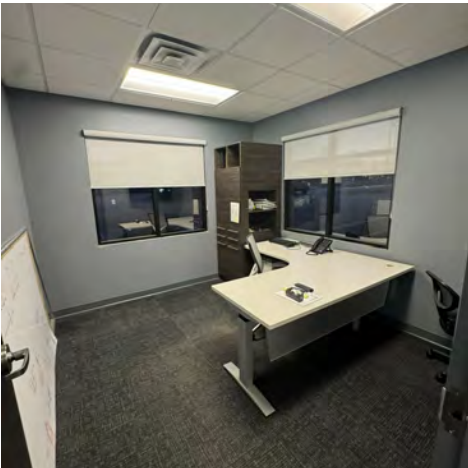
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SUITE E104-105 PHOTOS

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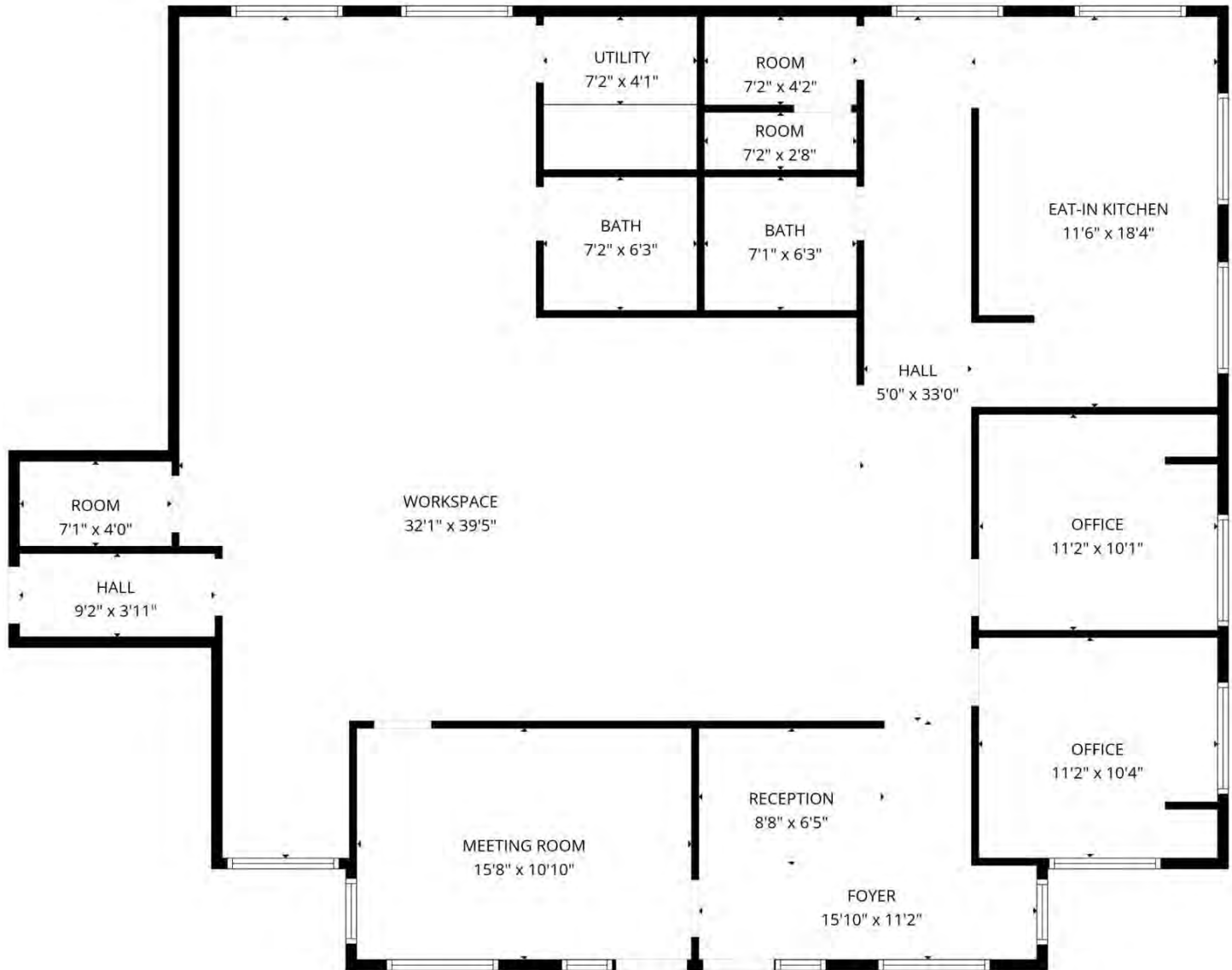
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SUITE E104-105 FLOORPLAN

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

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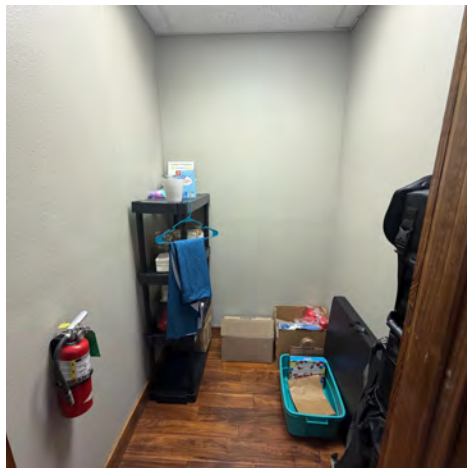
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SUITE H102B PHOTOS

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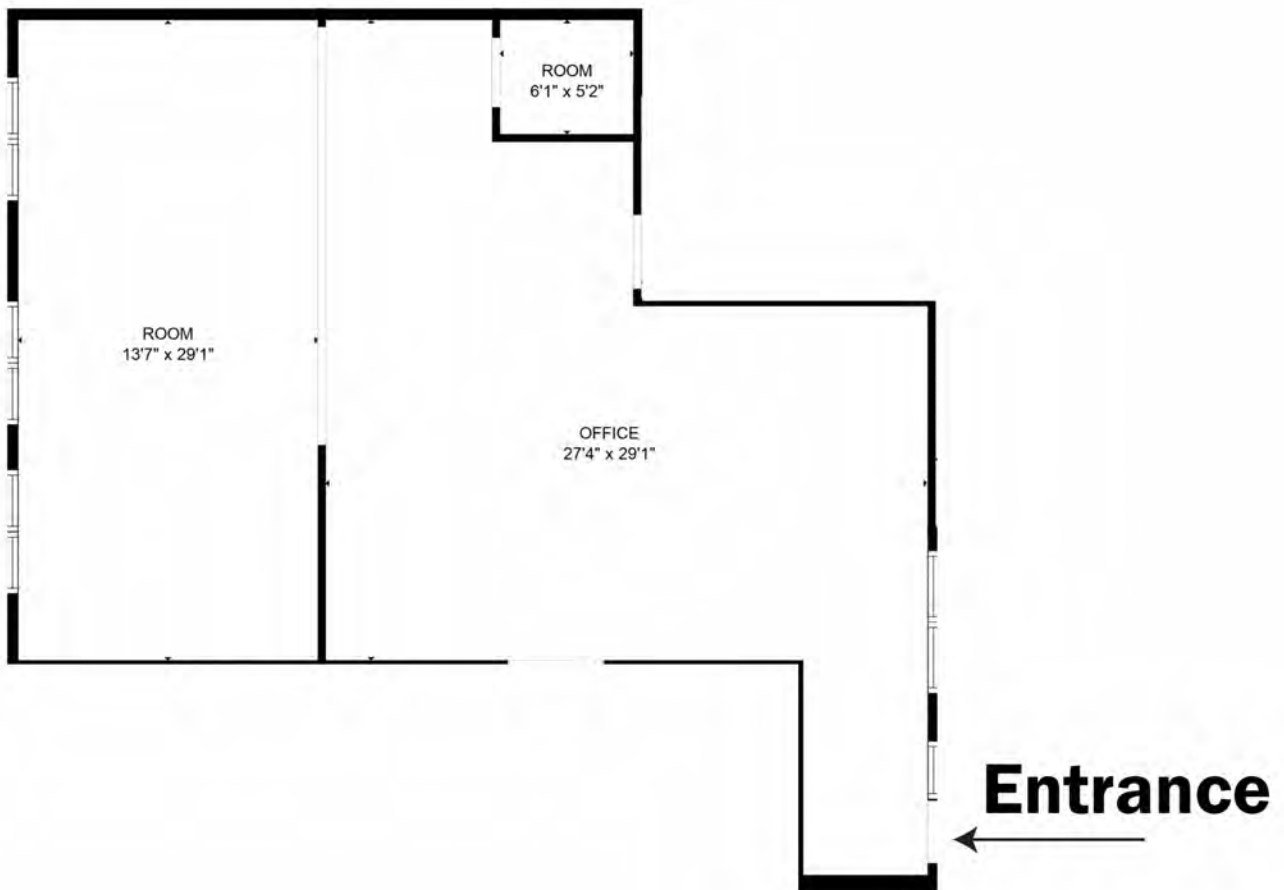
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H102B FLOORPLAN

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H102B +/- 1,150 SF



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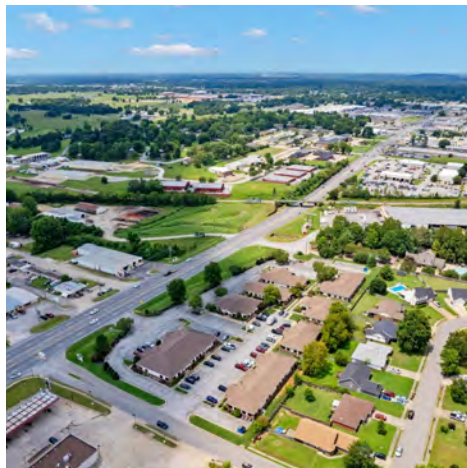
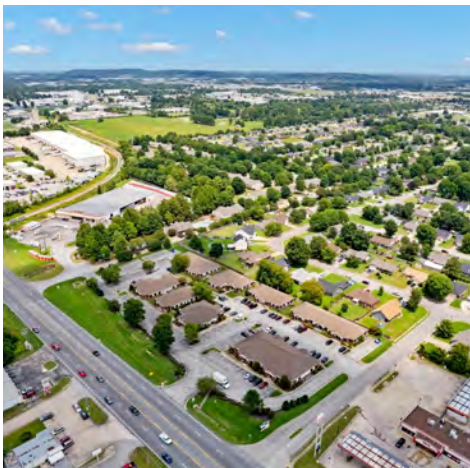
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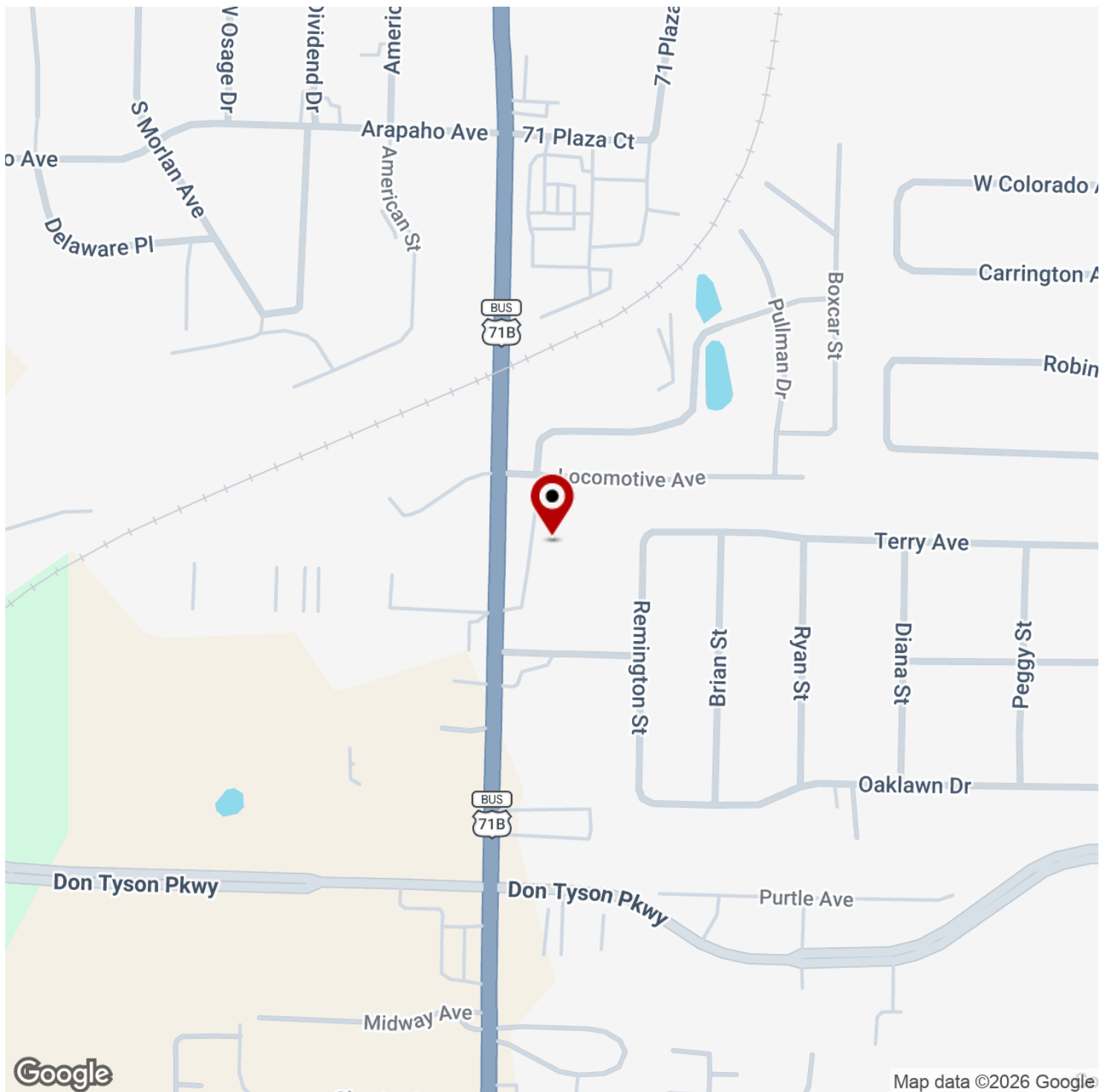
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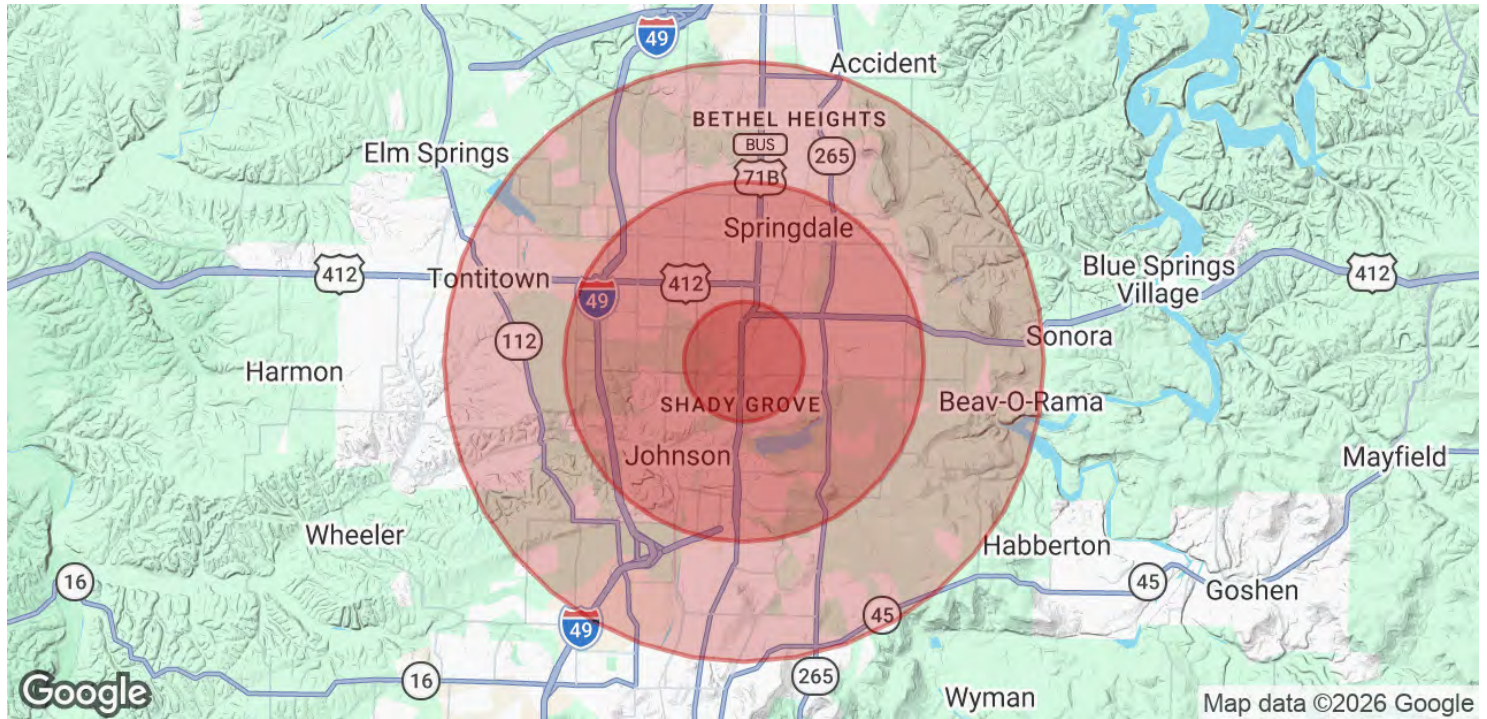
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,186	56,843	110,295
Average Age	29.7	30.2	30.7
Average Age (Male)	28.7	29.3	30.0
Average Age (Female)	31.4	31.7	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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