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# RETAIL/OFFICE BUILDING FOR LEASE

## 313 W Meadow Ave, Springdale, Arkansas



**CONTACT US TODAY**

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## Property Understanding

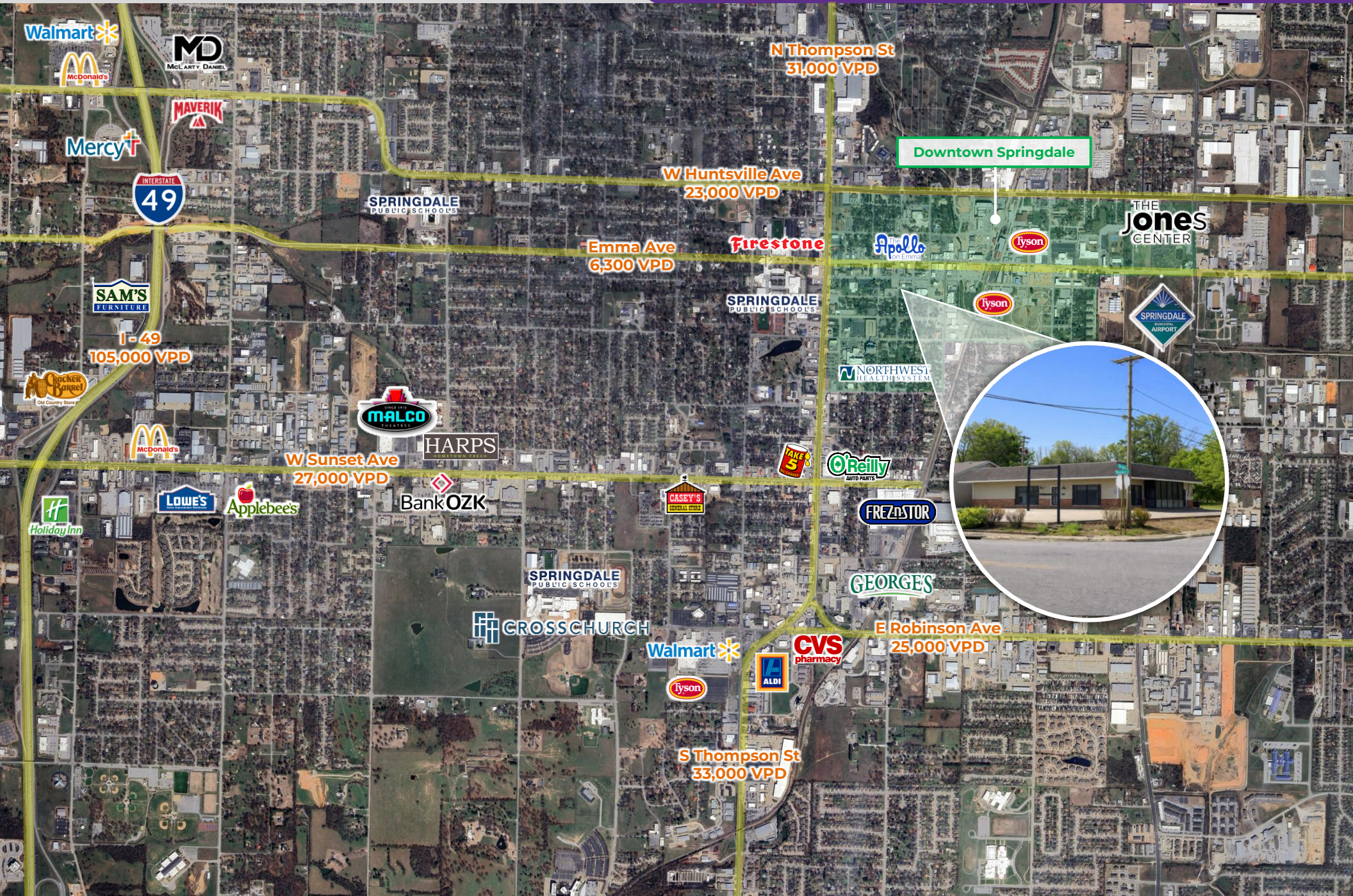
### OVERVIEW

|                                |                                                                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Offering</b>                | For Lease                                                                                                                           |
| <b>Lease Rate &amp; Type</b>   | \$3,000/Month + Utilities                                                                                                           |
| <b>Address</b>                 | 313 W Meadow Avenue, Springdale, AR 72764                                                                                           |
| <b>Property Type</b>           | Retail/Office                                                                                                                       |
| <b>Leasable Space</b>          | ±3,162 SF                                                                                                                           |
| <b>Available For Occupancy</b> | Immediately                                                                                                                         |
| <b>Landlord Improvements</b>   | Subject to rent increases                                                                                                           |
| <b>Zoning</b>                  | NC1 (Neighborhood Center Type 1)                                                                                                    |
| <b>Parking</b>                 | On-site   11 spaces                                                                                                                 |
| <b>Frontage</b>                | <ul style="list-style-type: none"> <li>W Meadow Ave – ±100 feet of frontage</li> <li>S Shiloh St – ±130 feet of frontage</li> </ul> |

### PROPERTY HIGHLIGHTS

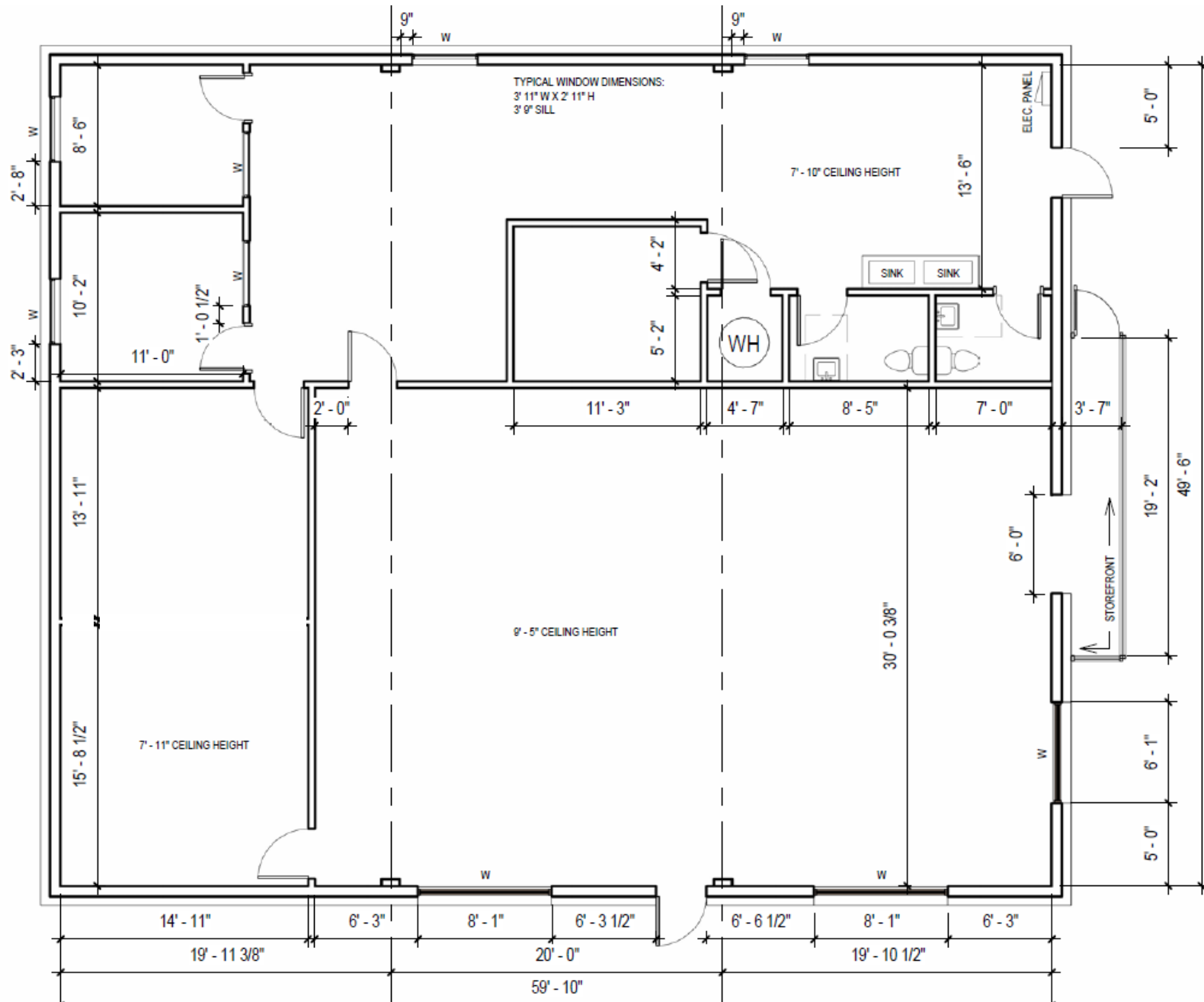
- Well-positioned retail/office building on the corner of W Meadow Avenue and S Shiloh Street, located in the heart of downtown Springdale
- Opportunity to incorporate a drive-thru, complemented by rear alley access for efficient ingress/egress
- Surrounded by significant new development, including mixed-use and multifamily projects, as well as the new Hilton Tapestry Collection hotel
- Conveniently located within walking distance to the Razorback Greenway Trail, Walter Turnbow Park, and Luther George Park
- Centrally positioned with seamless access to Hwy 71B (0.3 miles) and I-49 (2.9 miles), supporting strong traffic flow and accessibility











## Springdale, AR



Springdale, Arkansas, is the industrial heart of Northwest Arkansas and one of the region's fastest-growing cities. Home to Tyson Foods' global headquarters and a deep bench of advanced manufacturers and food processors, Springdale's largest employers include Tyson Foods, George's, Springdale Public Schools, Cargill, Northwest Medical Center-Springdale, Rockline Industries, Kawneer, and others.

Springdale is the fourth most populated city in Arkansas, and recent rankings from the U.S. News & World Report put it among the "Top 50 Best Places to Live" in the U.S., reflecting job strength and affordability. Zooming out, the Milken Institute ranked the Fayetteville-Springdale-Rogers metro area as the 7th Best-Performing City in its 2025 report.

In 2025, the \$31 million Market Center of the Ozarks—a Walton-backed regional food hub—opened in downtown Springdale to support farmers, food entrepreneurs, and institutional buyers. The Arkansas DOT also secured a \$24.4 million federal grant to advance the final segment of the Springdale Northern Bypass, improving regional mobility and freight efficiency.

The Razorback Greenway and an expanding trail network connect Springdale to neighboring cities, supporting an outdoor culture that generates significant regional economic impact from cycling and trail use. Arvest Ballpark hosts the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals, drawing families and visitors all season.

## DEMOGRAPHICS\*

### Population

### 3 MILES

### 5 MILES

### 10 MILES

### Households

### Average Age

### Average Household Income

### Businesses

77,220

24,284

34.7

\$93,248

2,061

114,928

39,009

35.8

\$108,709

3,676

295,130

108,012

35.7

\$116,949

8,556

*\*Demographic details based on property location*

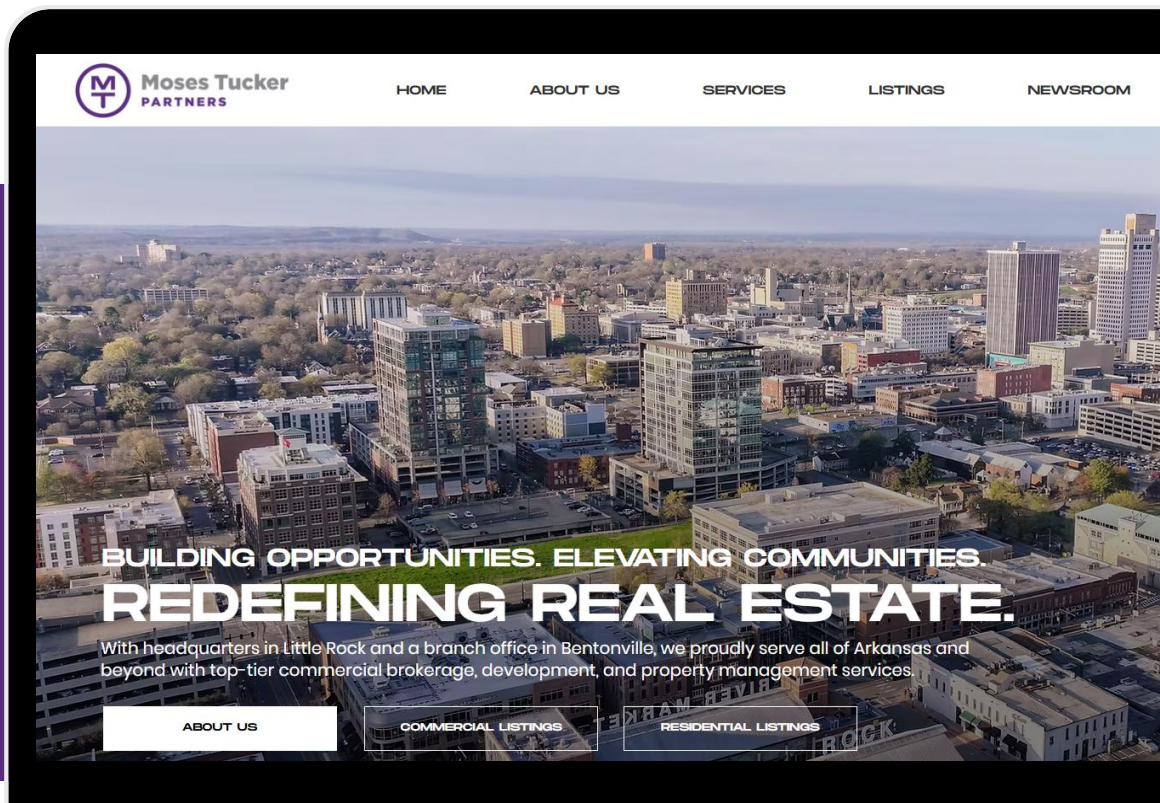
# CONNECT

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