

+/- 1,250 SF OFFICE BUILDING FOR LEASE

704 W MEADOW AVE

Springdale, AR 72764



PROPERTY DESCRIPTION

Position your business in a highly accessible Springdale location with this +/- 1,250 SF office building for lease, conveniently located less than 500 feet from US-71B, which sees approx. 27,000 VPD. The property features a welcoming reception area and waiting area, four private offices, one of which could be easily serve as a conference room, a kitchenette space, a storage closet with built in shelving, and a restroom. Offered on a modified gross lease, with the tenant responsible for their own utilities. Ideally situated just 1.3 miles from US-412 and 2.8 miles from the I-49 Interchange, providing convenient access throughout Northwest Arkansas. This property offers a functional and professional office setting for a variety of business users.

PROPERTY HIGHLIGHTS

- +/- 1,250 SF Office Building
- Less than 500' from US-71B (27,000 VPD)
- Functional layout suitable for a variety of business users
- 1.3 Miles from US-412

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (MG)
Building Size:	1,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,742	22,335	36,314
Total Population	10,644	67,793	104,003
Average HH Income	\$67,454	\$85,883	\$97,952

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SALMONSEN GROUP

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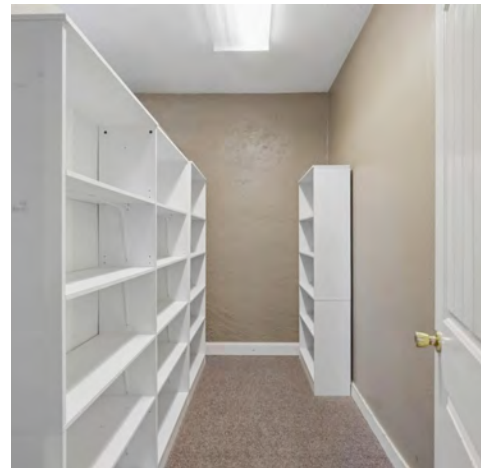
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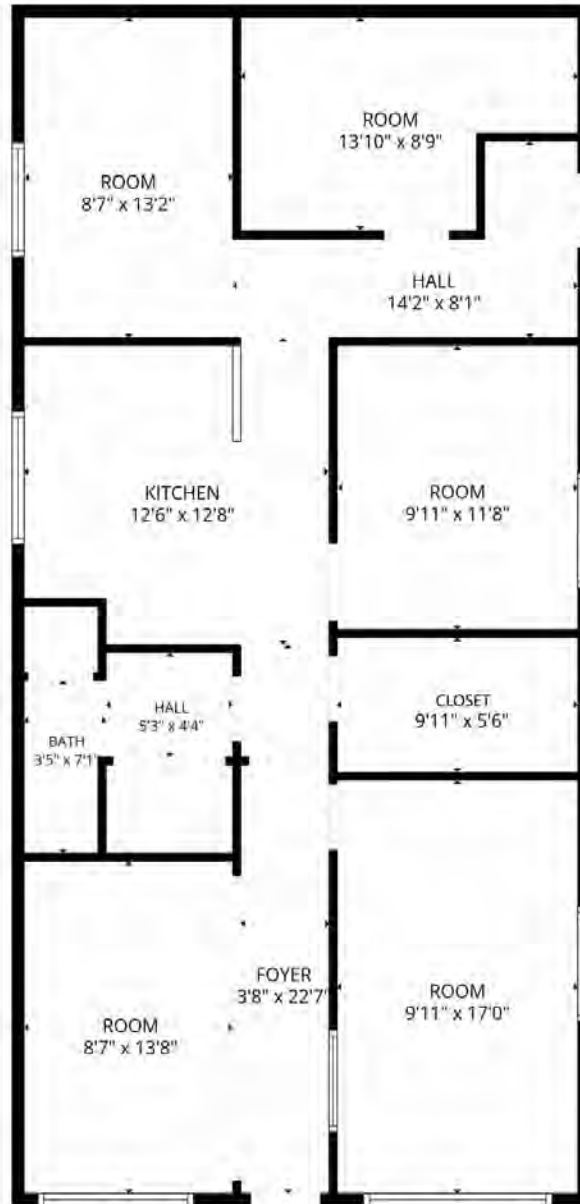
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THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED IMPROVEMENTS. IT IS NOT A GUARANTEE OF THE EXACT SQUARE FOOTAGE OR THE EXACT LOCATION OF THE IMPROVEMENTS.

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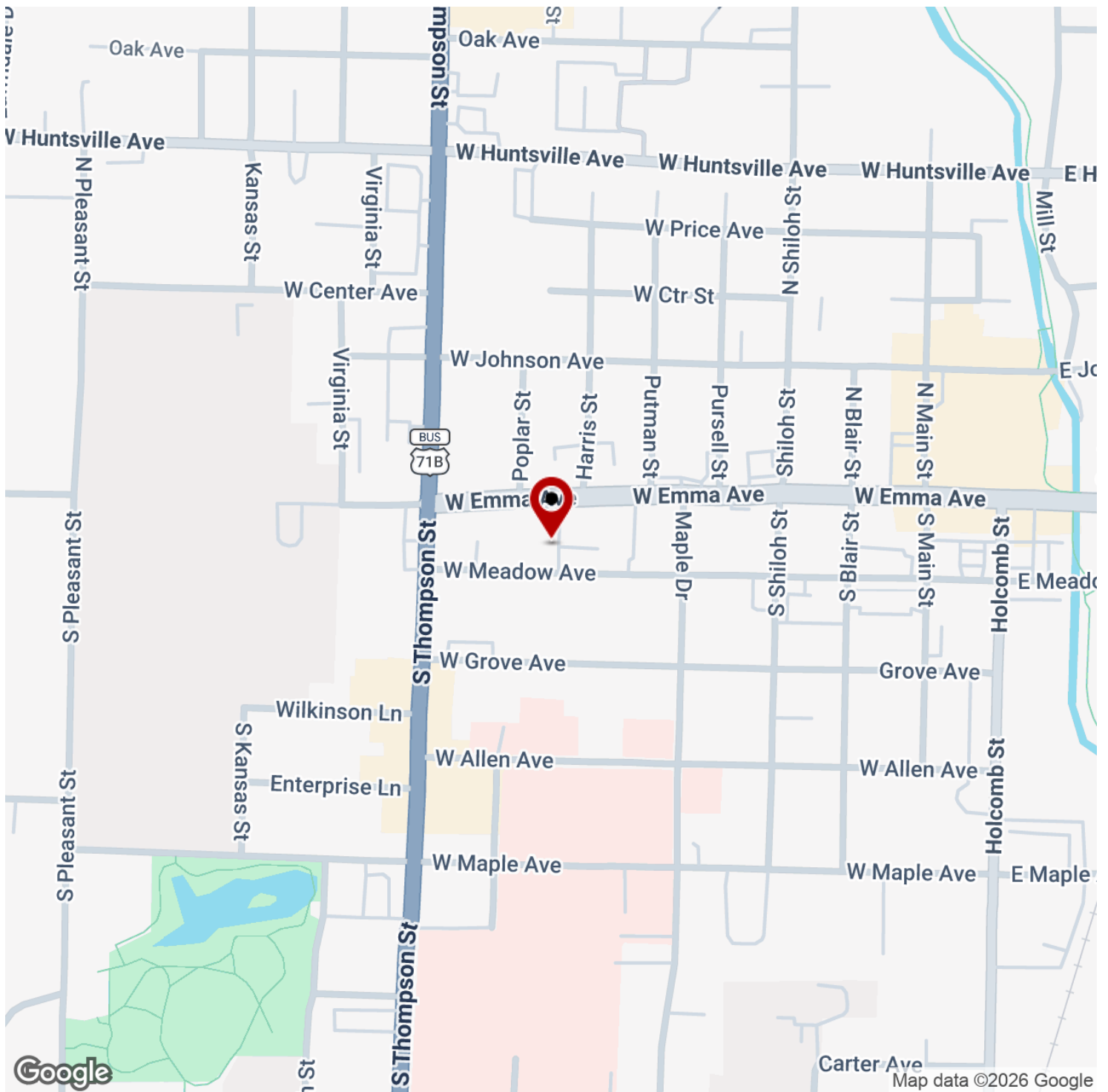
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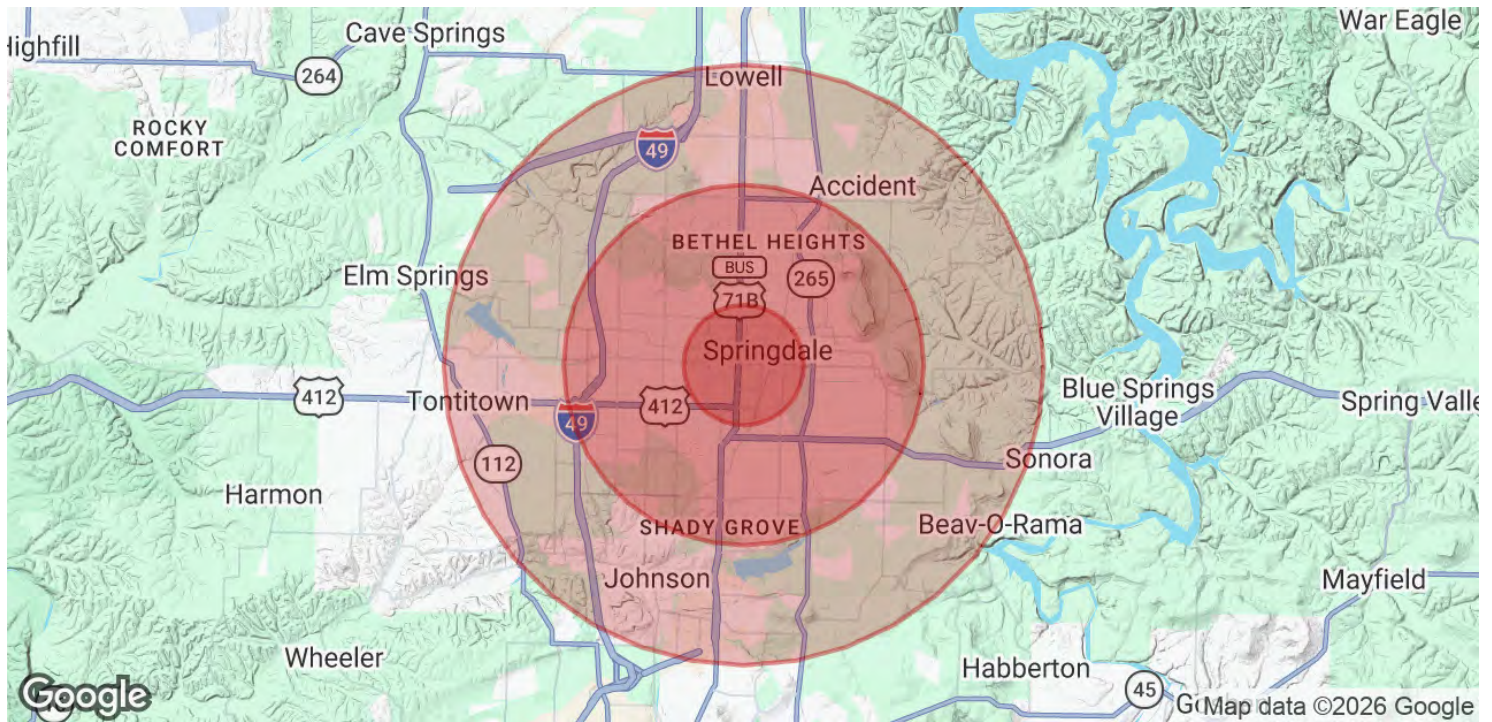
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,644	67,793	104,003
Average Age	31.7	32.6	33.6
Average Age (Male)	31.8	31.6	32.7
Average Age (Female)	32.1	33.0	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,742	22,335	36,314
# of Persons per HH	2.8	3.0	2.9
Average HH Income	\$67,454	\$85,883	\$97,952
Average House Value	\$161,083	\$226,212	\$280,375

2023 American Community Survey (ACS)

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