

+/- 3,250 SF OFFICE/RETAIL FOR LEASE



HIGHLAND PARK SHOPPING CENTER

1011 South Mount Olive Street, Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Now available in the Highland Park Shopping Center, this +/- 3,250 SF office/retail space offers a versatile layout suited for a wide range of users. The suite features a large open area ideal for a showroom, collaborative workspace, or retail floor, along with a spacious back room that can accommodate storage, additional display space, or private offices. The space also includes a restroom and two dedicated storage rooms, providing added functionality and operational efficiency. Positioned just off US-412 with approx. 30,000 VPD, the property benefits from strong visibility and consistent traffic flow. Tenants will appreciate the ample on site parking for both customers and staff, large storefront windows that allow for natural light and product display, and prominent signage opportunities that enhance brand exposure. Offered on a NNN lease structure with a 3 year minimum term.

PROPERTY HIGHLIGHTS

- ±3,250 SF office/retail space available in Highland Park Shopping Center
- Large open area ideal for showroom, retail floor, or collaborative workspace
- Large storefront windows provide excellent natural light and display visibility
- Located just off US-412 with approx. 30,000 VPD
- Strong visibility in a high-traffic corridor

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Available SF:	3,250 SF
Building Size:	64,710 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,144	6,412	8,212
Total Population	5,701	18,520	23,542
Average HH Income	\$66,654	\$83,440	\$82,844

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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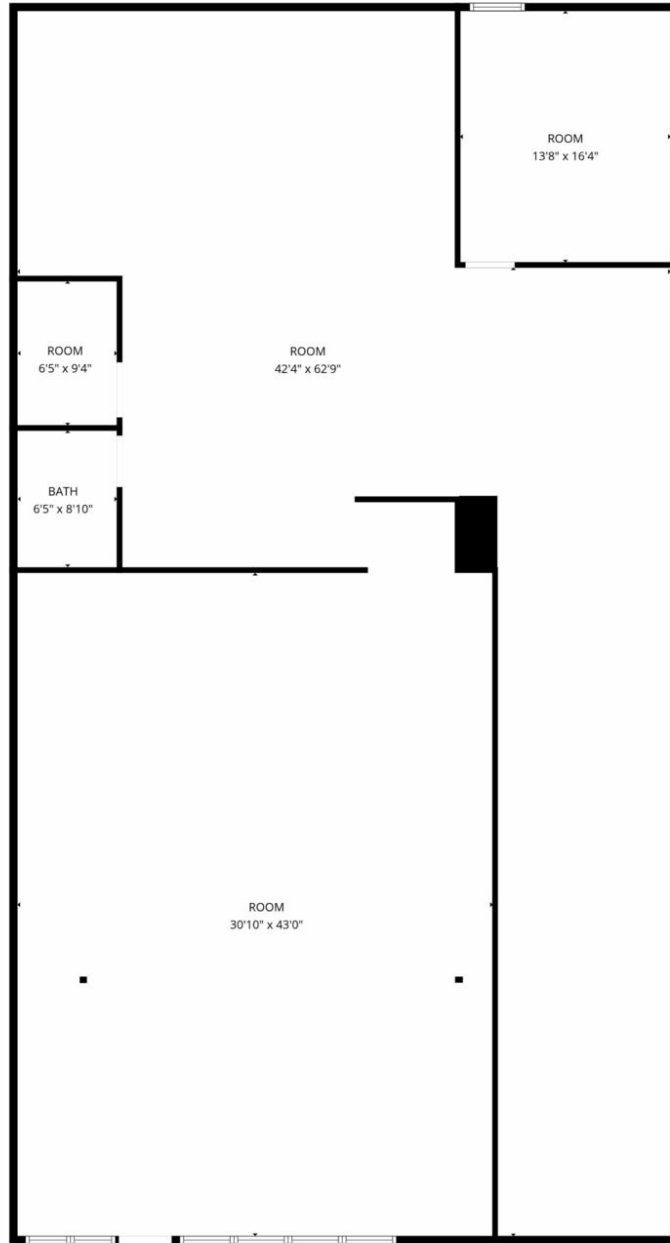
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1011 S Mount Olive: +/- 3,250 SF

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

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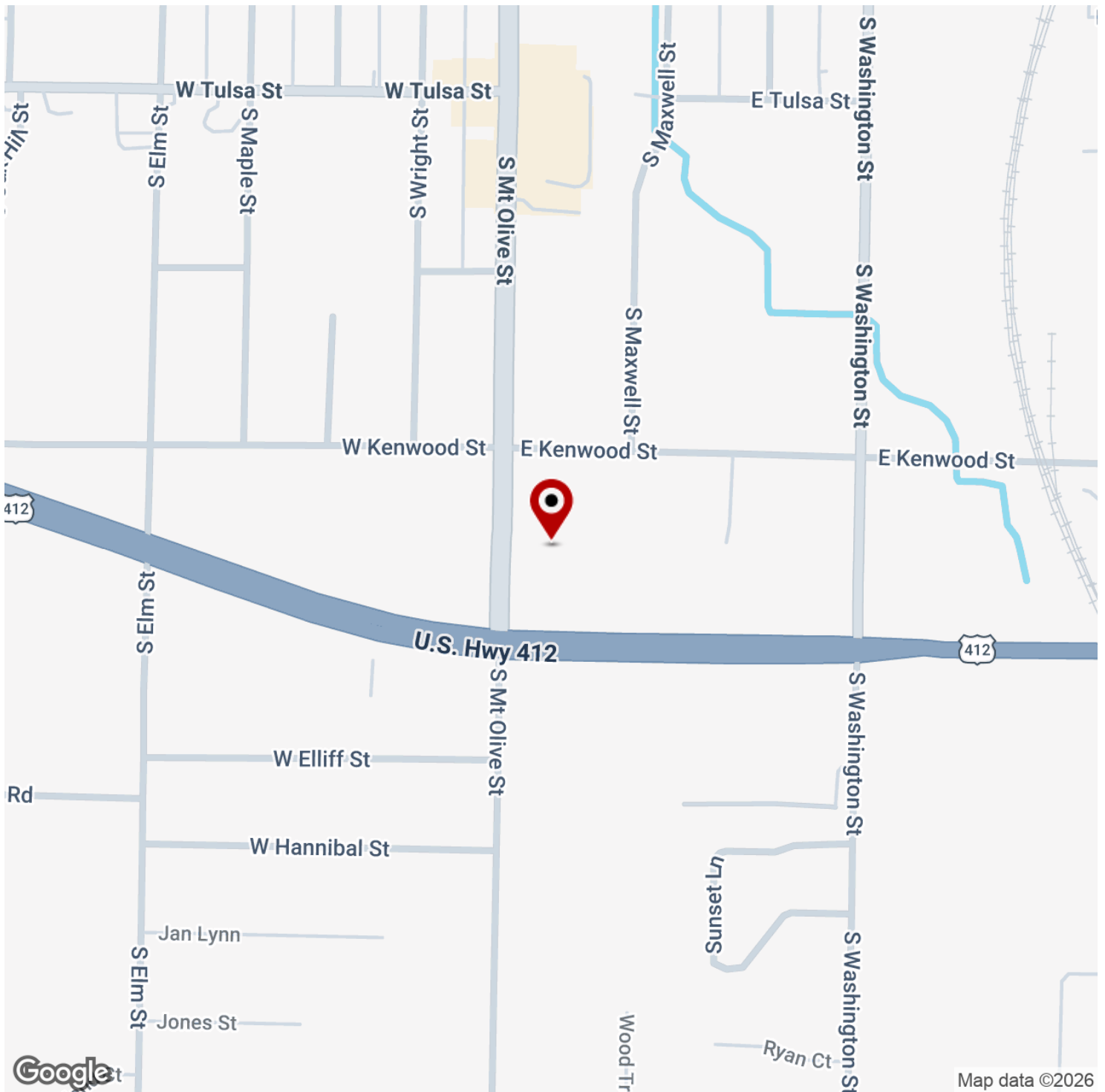
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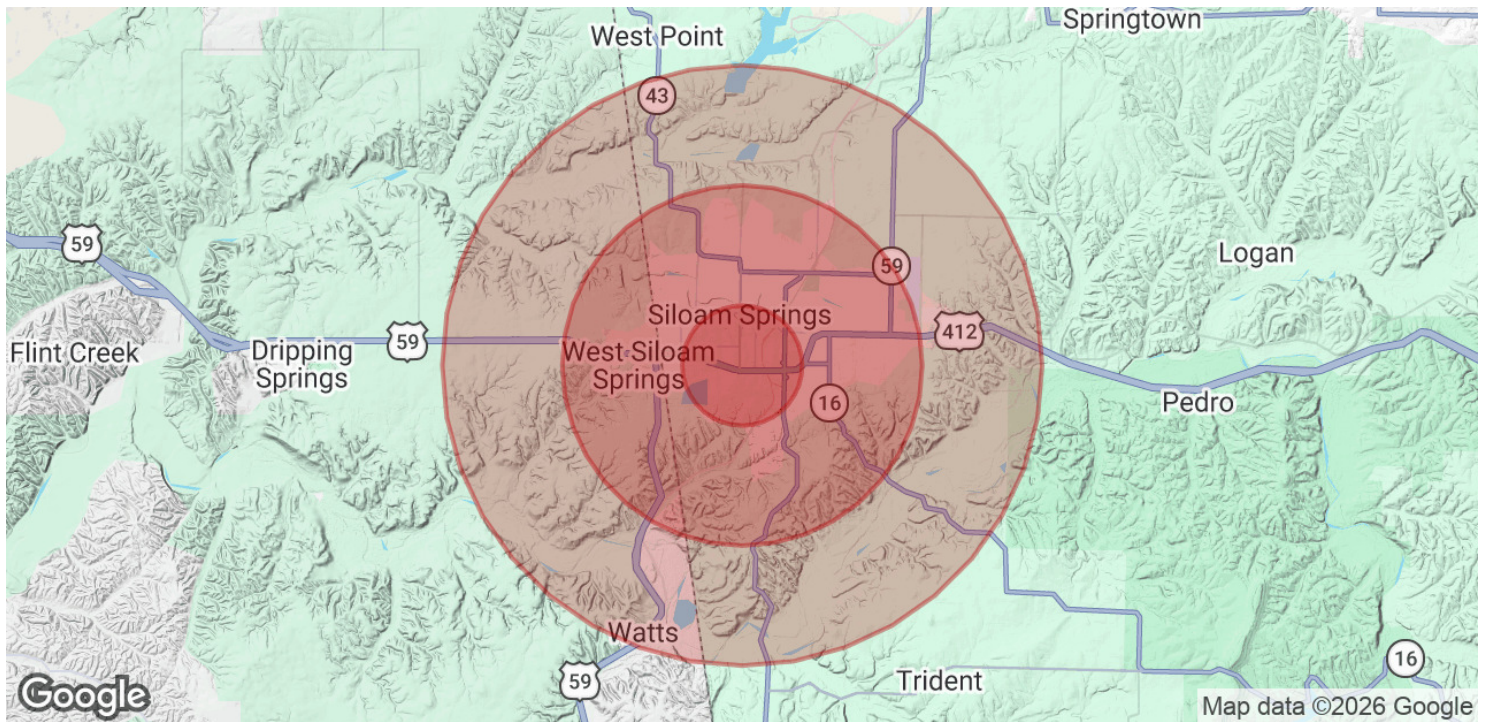
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,701	18,520	23,542
Average Age	33.9	34.2	34.9
Average Age (Male)	33.5	34.0	34.8
Average Age (Female)	34.1	33.7	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,144	6,412	8,212
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$66,654	\$83,440	\$82,844
Average House Value	\$192,663	\$208,451	\$217,407

2023 American Community Survey (ACS)

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