



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



2.79 AC 3320 S 48TH ST SPRINGDALE, AR 72764

OFFERING SUMMARY

Sale Price:	\$2,187,583
Lot Size:	2.79 Acres
Price PSF:	\$18.00
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Anchored by Lamar Advertising, Club Carwash, & Jake's Fireworks
- Level lot with all utilities on site
- Near Walmart Neighborhood Market and Casey's General Store
- High traffic visibility with 103,000 cars per day along I-49
- In close proximity to Children's Northwest Hospital, Blue Cross & Blue Shield, Highland Oncology, UAMS, & Arvest Ballpark.

PROPERTY OVERVIEW

Exceptional development opportunity! This prime 2.79 acre lot is positioned between I-49 and S 48th St at the Don Tyson Pkwy exit. Located in the heart of the Springdale Care Corridor, and surrounded by various new retail, office, medical, and mixed-use developments.



BRENNAN SHARPE
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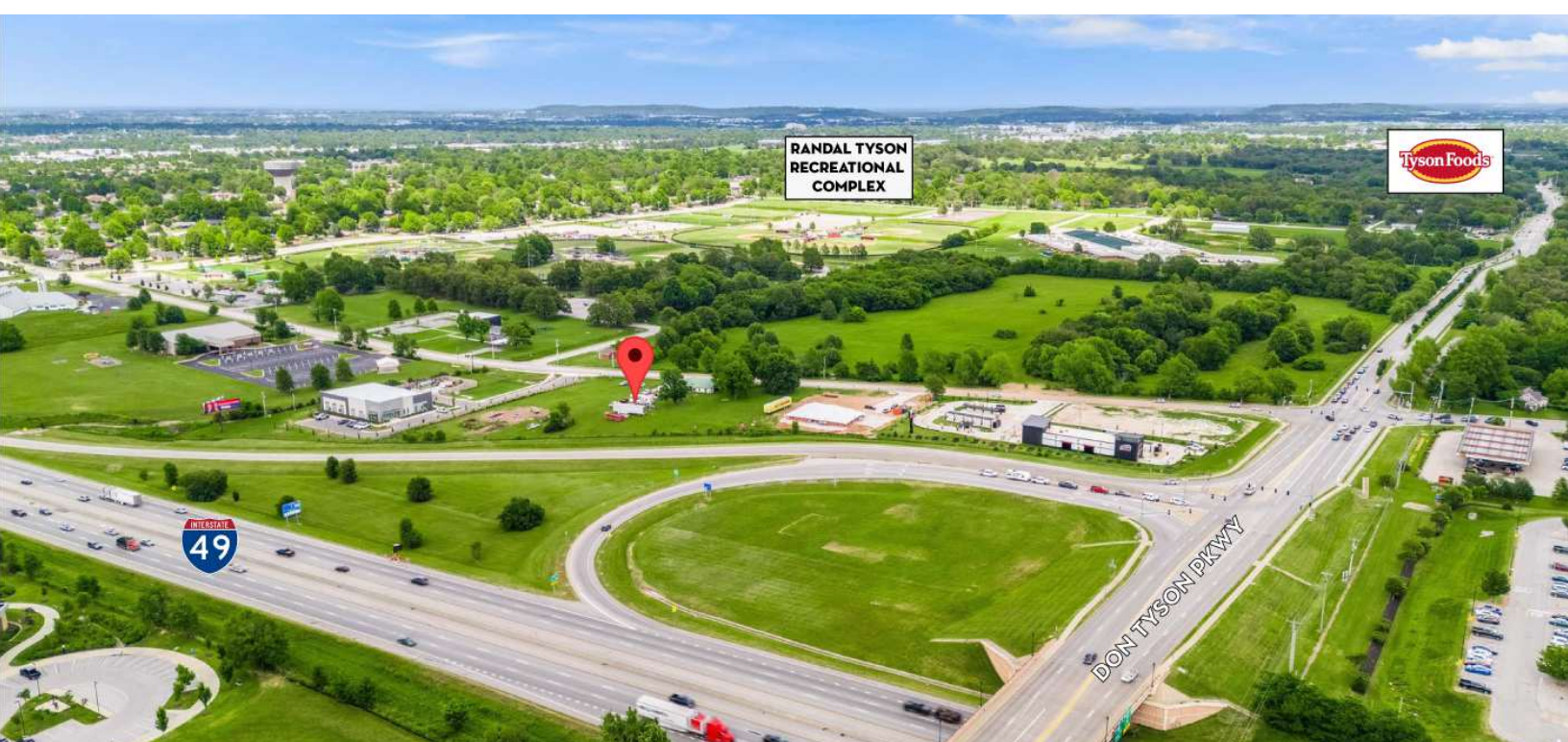


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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	39,453	126,387	266,187
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	14,940	47,101	97,720
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$93,608	\$92,505	\$103,310
Average House Value	\$362,977	\$313,486	\$352,654

Demographics data derived from AlphaMap

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