

OFFICE/MEDICAL FOR LEASE OR BUILD-TO-SUIT

5469 WATKINS AVE

Springdale, AR 72762



VIDEO

PROPERTY DESCRIPTION

Position your business in one of Springdale's fastest growing commercial corridors with this new construction or build-to-suit opportunity. A +/- 4,200 SF medical office is planned to be built here. Ideally located directly across from Arkansas Children's Northwest and adjacent to the future UAMS Orthopedic and Sports Medicine facility, this high visibility site is well suited for medical, dental, specialty healthcare, or other professional office users. The property offers exceptional accessibility, just 1 mile from Sam's Club and the I-49 interchange, 1.5 miles from Hwy 112 and W Sunset Ave, and only 0.5 miles from The Trails at the Crossing apartments. Surrounded by expanding healthcare, retail, and residential development, this location provides an outstanding opportunity to establish your practice in one of Northwest Arkansas' premier medical corridors. Ground Lease option to lease the dirt only for \$6,000 per month.

PROPERTY HIGHLIGHTS

- New construction or build-to-suit opportunity
- Planned +/- 4,200 SF medical office
- Directly across from Arkansas Children's Northwest
- Adjacent to the future UAMS Orthopedic and Sports Medicine
- Ideal for medical, dental, specialty healthcare, or professional office users

OFFERING SUMMARY

Lease Rate:	\$37 SF/yr (NNN)
Available SF:	4,200 SF
Lot Size:	0.43 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	12,790	37,737	66,427
Total Population	36,241	100,356	177,759
Average HH Income	\$102,257	\$97,079	\$99,664

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.

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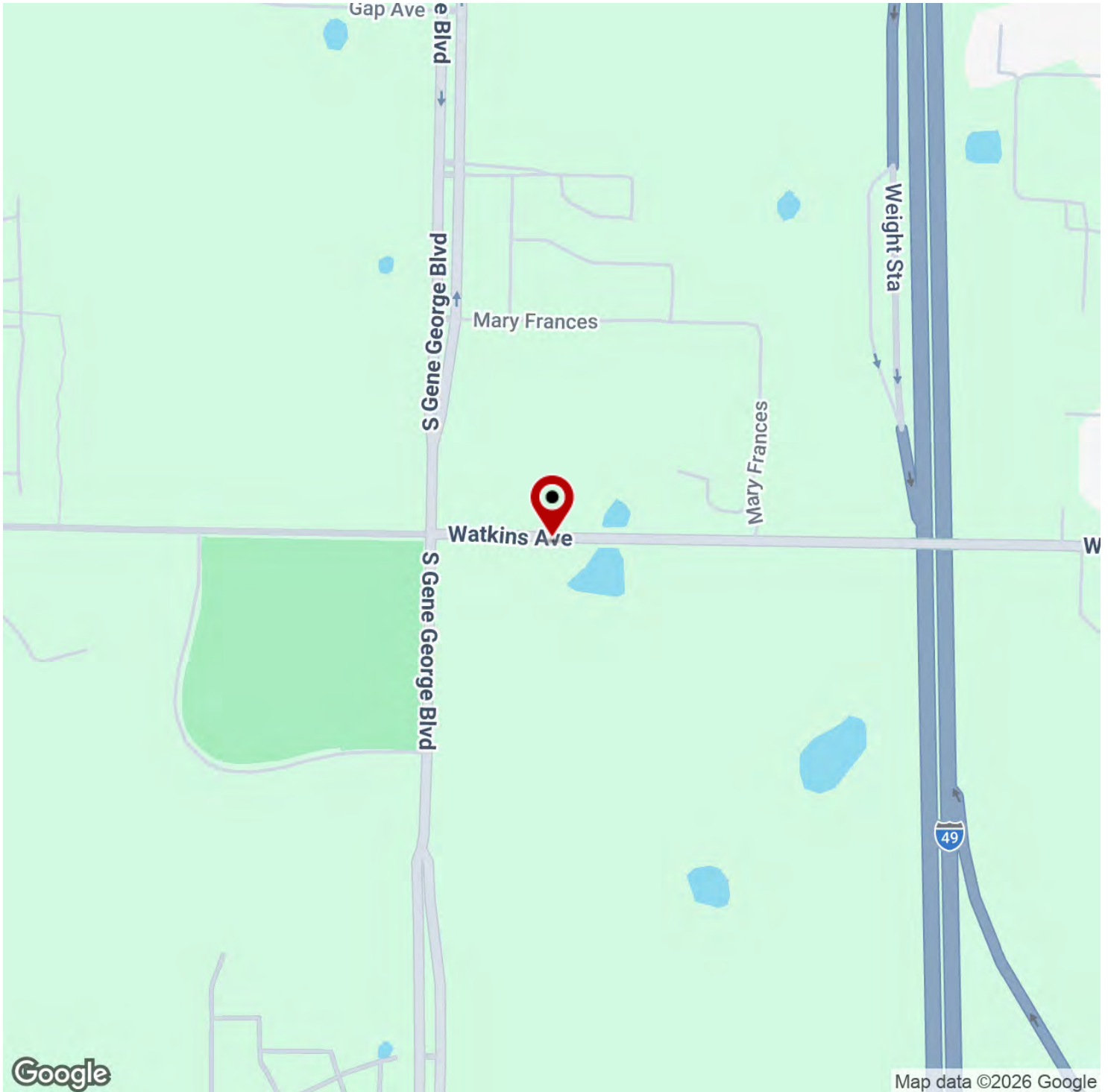
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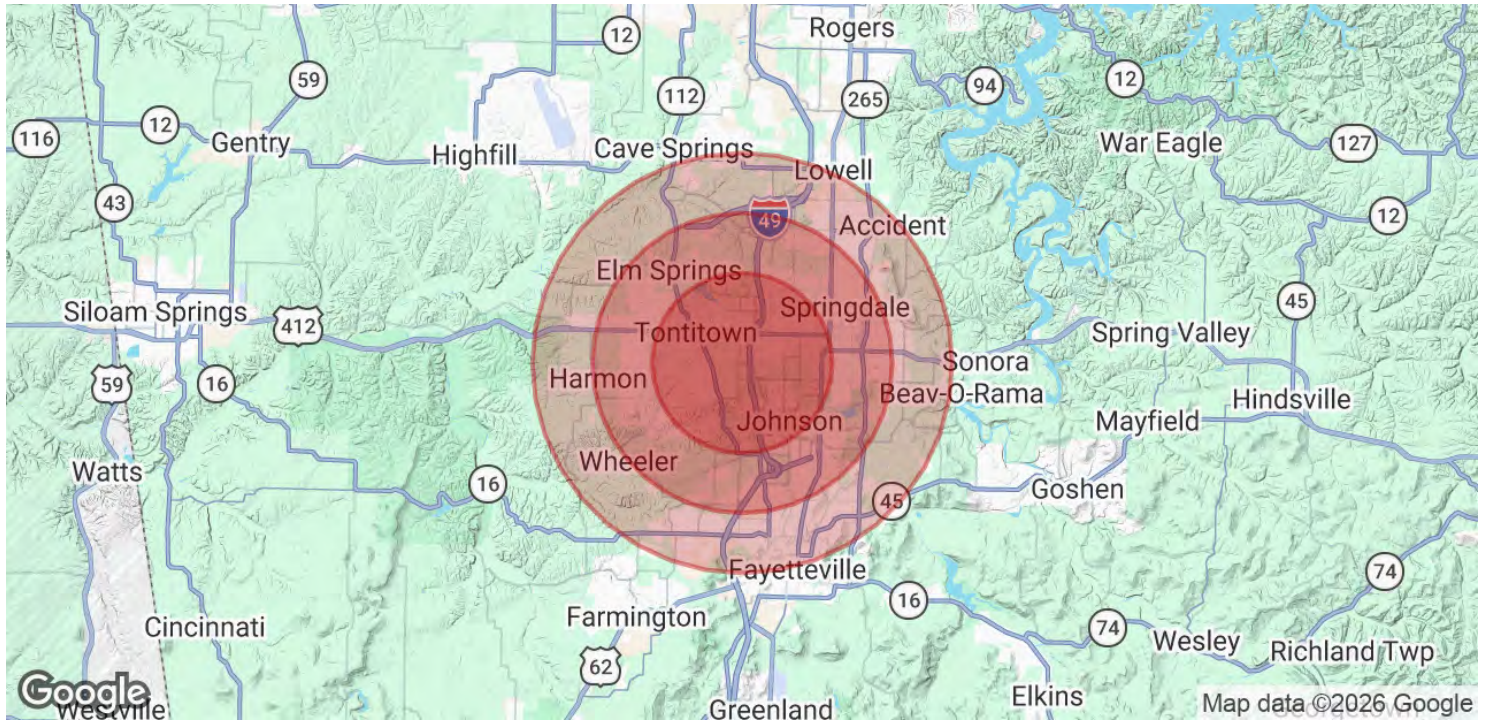
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POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	36,241	100,356	177,759
Average Age	34.6	34.6	33.3
Average Age (Male)	33.8	33.5	32.8
Average Age (Female)	34.2	35.1	33.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	12,790	37,737	66,427
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$102,257	\$97,079	\$99,664
Average House Value	\$307,776	\$294,654	\$323,356

2023 American Community Survey (ACS)

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