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VIA EMMA

505 E Emma Avenue | Springdale, Arkansas

Alan W. Cole, CCIM

Principal & Executive VP | Arkansas

+1 479 644 5849

alan.cole@ar.colliers.com

Mason Wood

Brokerage | Arkansas

+1 479 409 0409

mason.wood@ar.colliers.com

Emma Avenue is becoming downtown Springdale's front door, a walkable district where new residences, restaurants, and public space are all arriving at once. Via Emma puts retail and restaurant tenants at the center of it.

Via Emma is a new mixed-use development in the heart of downtown Springdale, directly across from Luther George Park, a recently completed \$14 million renovation. A shaded courtyard connects residents to the park and brings green space to the front door.

Right-sized restaurant and retail spaces anchor the street level along Emma Avenue, surrounded by residential density and a built-in weekday workforce. Shared back-of-house infrastructure, including a shared restroom space, keeps tenant build-out costs down. The result is one connected destination where living, shopping, and dining meet.

Highlights

- Restaurant and retail spaces anchoring Emma Avenue in a connected live, shop, and dine destination
- Residential density and Tyson's downtown workforce within walking distance
- Directly across from the newly renovated Luther George Park, steps from the Razorback Greenway
- Adjacent to the 202 Railside project and Springdale's growing urban core
- Shared back-of-house infrastructure that lowers tenant build-out costs



Offering

LEASE RATE **\$32.00/SF NNN**

SQUARE FEET **TOTAL: 11,443 RSF**

• Restaurant 1	3,505 RSF
• Tenant 2	1,032 RSF
• Tenant 3	1,530 RSF
• Tenant 4	1,537 RSF
• Tenant 5	1,537 RSF
• Restaurant 6	2,302 RSF

PROPERTY TYPE **MIXED-USE, RETAIL, F&B**

LOCATION **EMMA AVE, SPRINGDALE**

PARKING **ON-SITE, RETAIL DEDICATED**

DELIVERY DATE OF Q4 2026



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Floor Plan

Units: 1,032 RSF - 3,505 RSF

- | | | |
|----------------|-------|-----|
| • Restaurant 1 | 3,505 | RSF |
| • Tenant 2 | 1,032 | RSF |
| • Tenant 3 | 1,530 | RSF |
| • Tenant 4 | 1,537 | RSF |
| • Tenant 5 | 1,537 | RSF |
| • Restaurant 6 | 2,302 | RSF |



Surrounded by the energy of Springdale

Via Emma sits at the center of Springdale's most active urban corridor, where walkable density, mixed-use development, and public space intersect.

300+ new residential units within walking distance.

Via Emma is surrounded by a new Hilton Tapestry hotel development and neighborhood retail, with enhanced landscaping, patios, and courtyards connecting directly to Luther George Park. Proximity to Tyson Corporate offices adds a built-in weekday audience, creating a highly activated, pedestrian-driven environment for retail and restaurant users.



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Neighborhood Amenities



3 mins

walk to Onyx Coffee Lab



4 mins

walk to Luther George Park



4 mins

walk to Razorback Greenway Trails

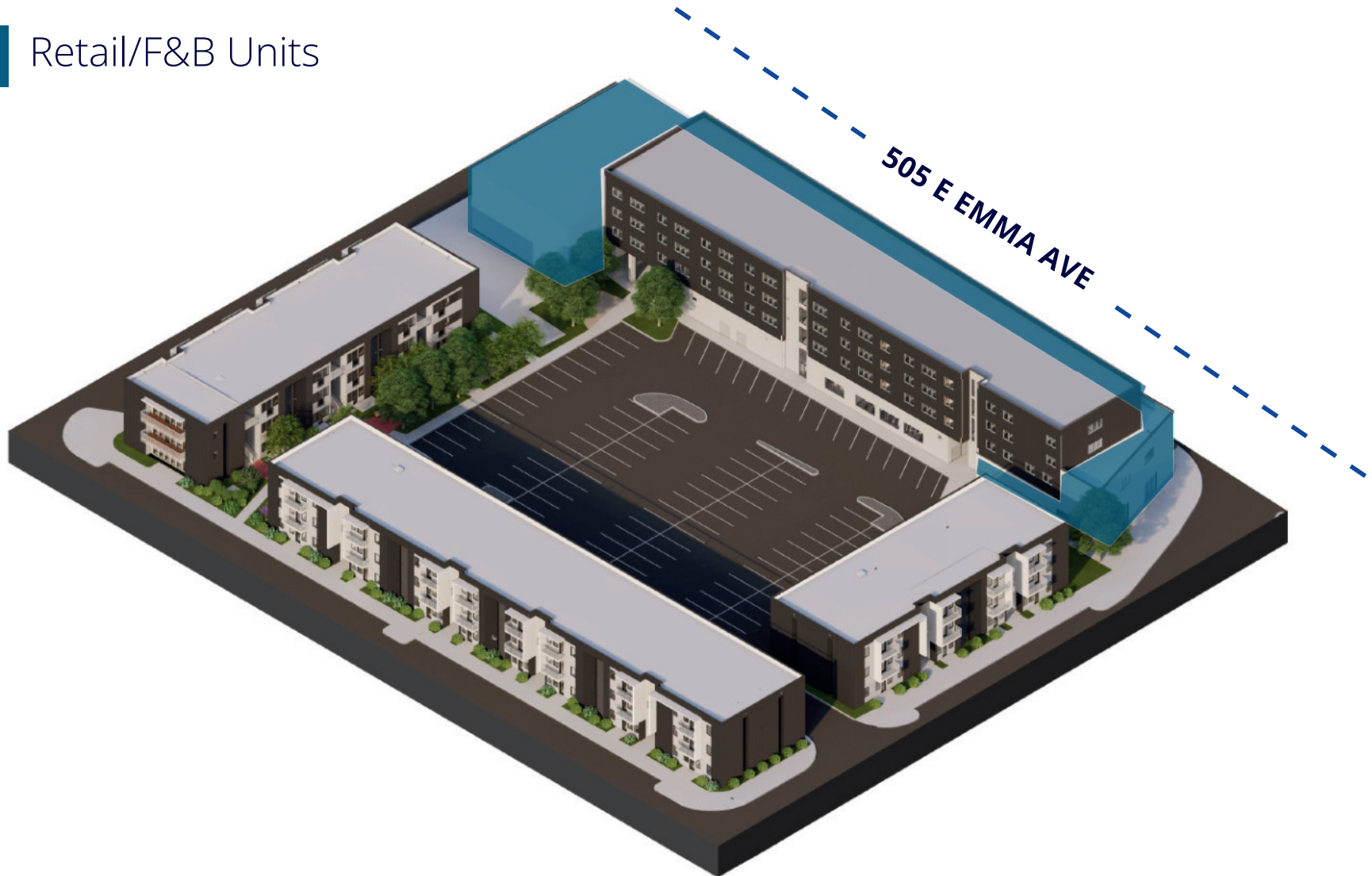


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Aerial View

 Retail/F&B Units



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Location Overview

HOSPITALITY/RESIDENTIAL

- 1 **Via Emma**
(151 units; 6 retail spaces; Q4 2026)
- 2 **202 Railside**
(55 units; 6 retail spaces)
- 3 **Hotel Sundry**
(Hilton Tapestry; 124 keys; Q4 2026)

EMPLOYMENT/CIVIC

- 4 **Springdale City Hall**
- 5 **Tyson Foods Downtown Offices**

RECREATION

- 6 **Luther George Park**
- 7 **Jones Center**
-  **Razorback Greenway**
40+ miles of regional trails

HEALTHCARE

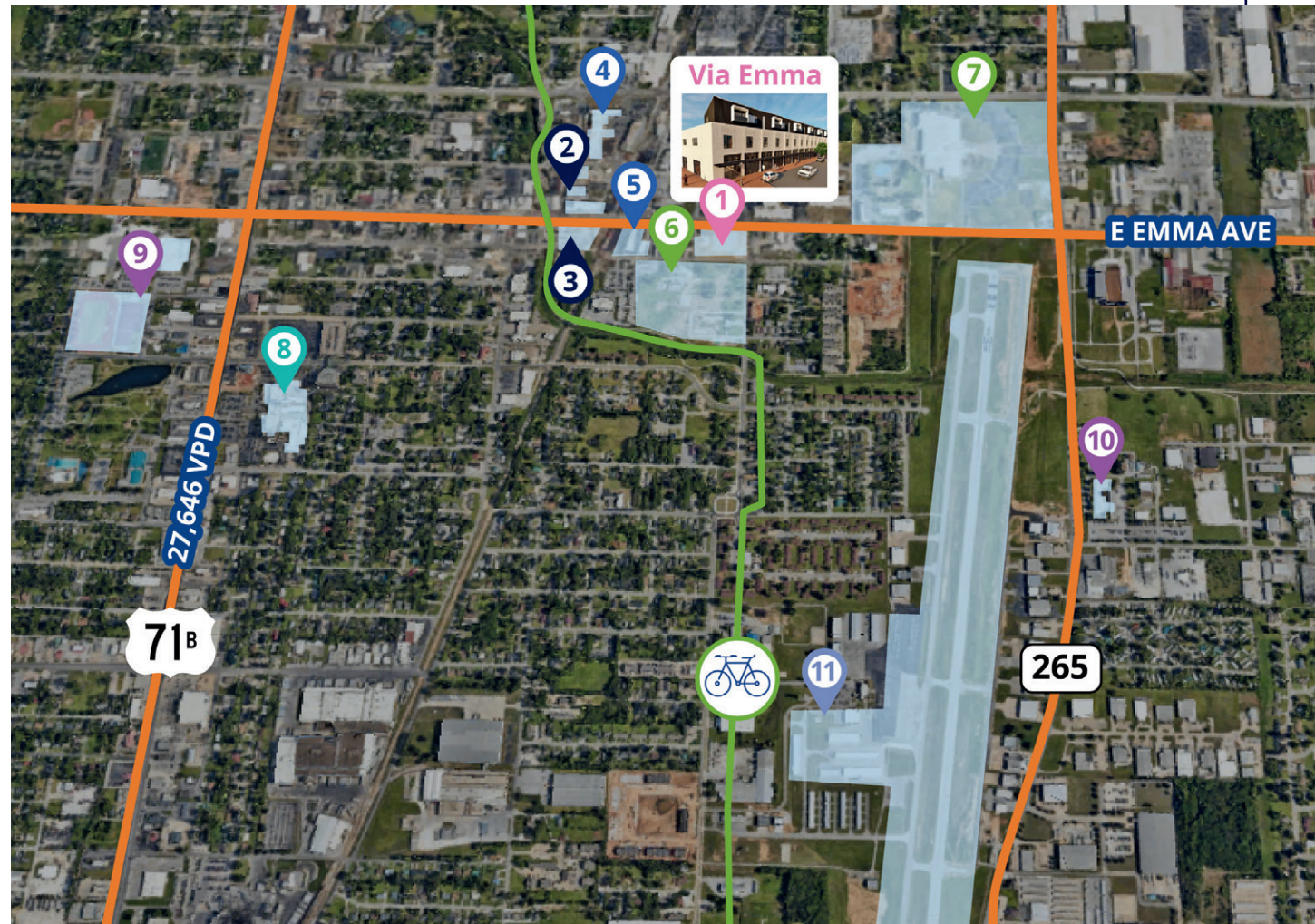
- 8 **Northwest Medical Center**

EDUCATION

- 9 **Springdale High School**
- 10 **Northwest Technical Institute**

TRANSPORTATION

- 11 **Springdale Municipal Airport**



27,646

Vehicles Per Day on 71B



5,698

Vehicles Per Day on E Emma Ave



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