



HAR-BER CROSSINGS PLAZA

1395 E. Henri De Tonti Blvd., Springdale, AR 72762



PROPERTY DESCRIPTION

Looking for the perfect place to grow your business? Don't miss this rare opportunity in Har-Ber Crossing Plaza, a thriving strip center on W Sunset Ave - one of Springdale's busiest roads with 34,000+ VPD! Perfectly located where Springdale meets Tontitown, just minutes from I-49, Arvest Ballpark, and Arkansas Children's Hospital. Enjoy high visibility, ample parking, easy access, and a strong tenant mix in one of the fastest-growing markets in the country. Opportunities like this don't last - Act now!

PROPERTY HIGHLIGHTS

- A thriving strip center with excellent tenant mix
- Springdale meets Tontitown, this fantastic location is situated on the busiest roads in town!
- Major road frontage on West Sunset Avenue, which is traveled by over 34,000 VPD!
- Less than two miles from the new Arkansas Children's Hospital, Arvest Ballpark, and busy I-49!

OFFERING SUMMARY

Lease Rate:	\$15 - 24 SF/yr (NNN; MG)
Available SF:	1,250 - 4,387 SF
Lot Size:	8.54 Acres
Building Size:	85,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
Total Population	2,560	18,658	64,373
Average HH Income	\$118,283	\$94,663	\$77,876

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SALMONSEN GROUP

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 Bentonville, AR 72712

PRIME OFFICE/RETAIL SPACES FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 4,387 SF	Lease Rate:	\$15 - \$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7321 W Sunset Avenue Suite C	Available	1,806 SF	NNN	\$22.50 SF/yr	-
7321 Sunset Ave Suite E-1	Available	2,000 SF	NNN	\$24.00 SF/yr	-
7321 Sunset Ave Suite E	Available	4,387 SF	NNN	\$19.00 SF/yr	-
7321 W Sunset Ave Suite E-2	Available	2,000 SF	NNN	\$23.75 SF/yr	-
7255 Meeshow Dr Suite C-1	Available	4,825 SF	Modified Gross	\$15.00 SF/yr	-

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7321 SUNSET SUITE C

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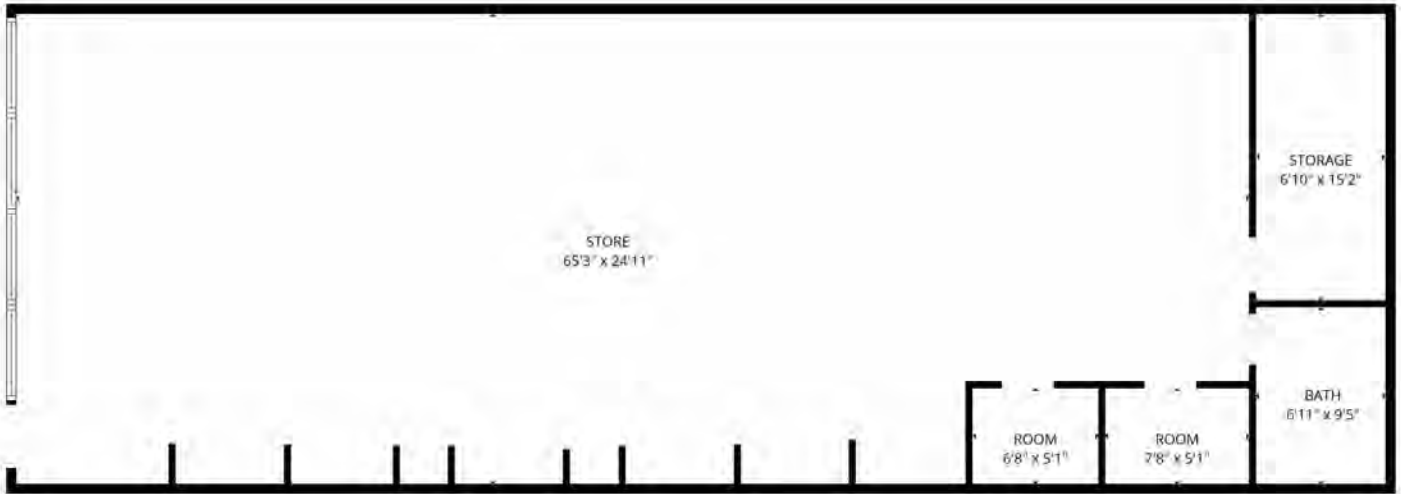
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7321 SUNSET SUITE C FLOORPLAN

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7321 Sunset Suite C: +/- 1,806 SF

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7321 SUNSET SUITE E

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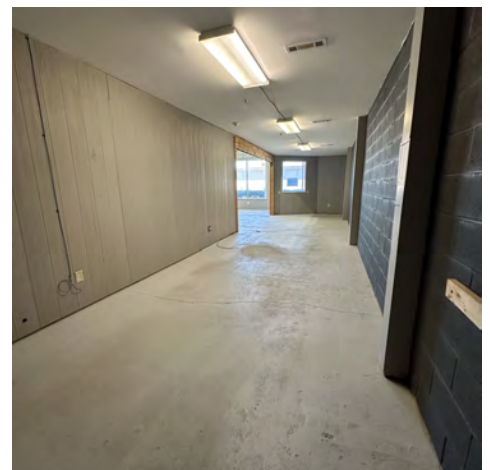
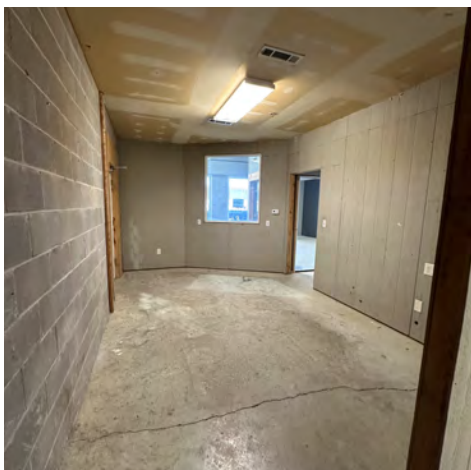
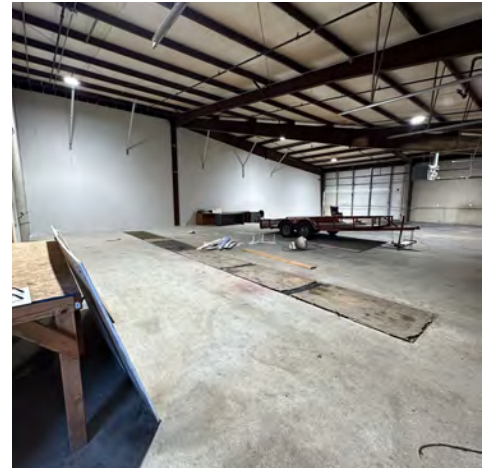
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7255 MEESHOW SUITE C-1 PHOTOS

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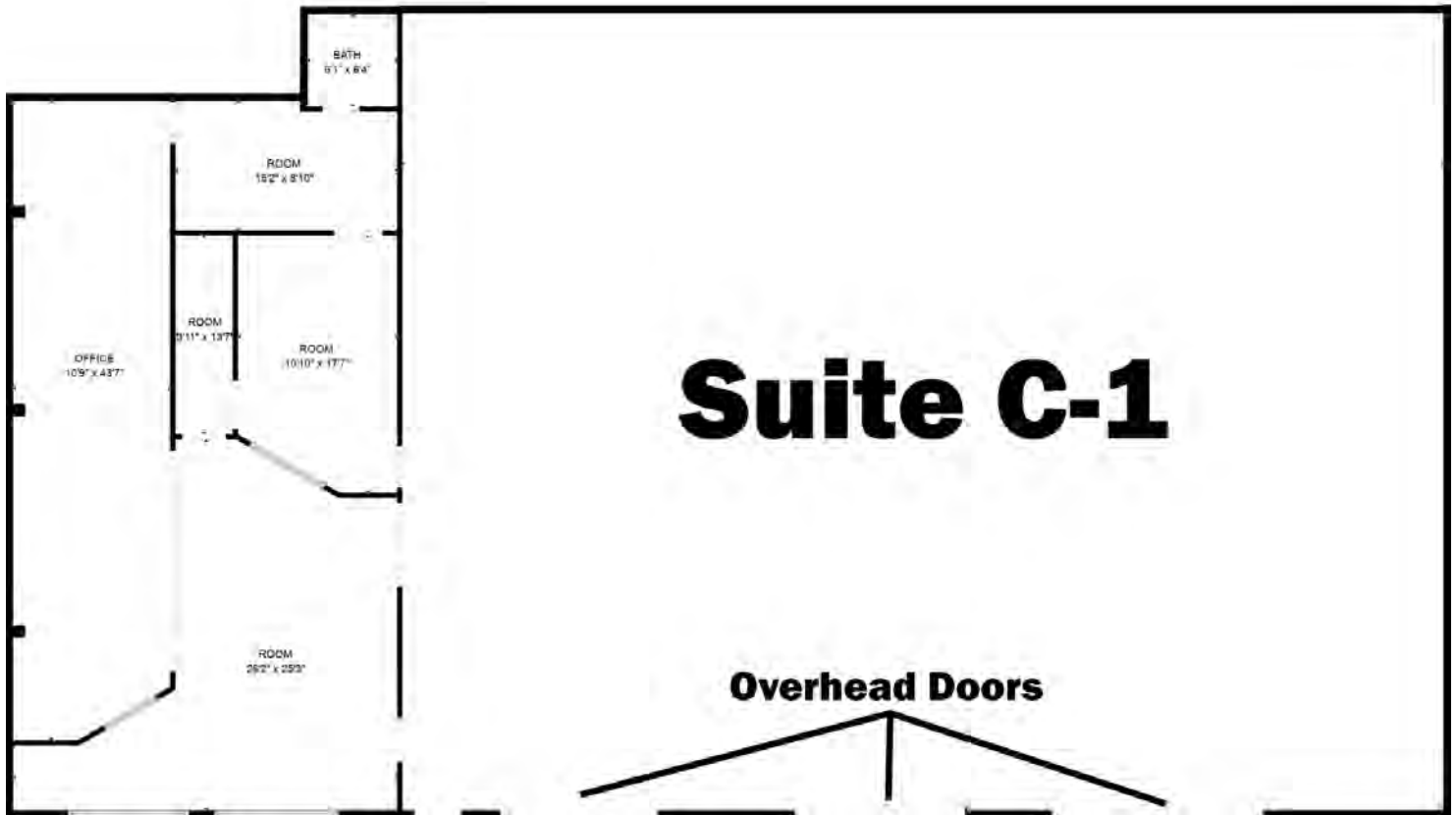
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7255 MEESHOW SUITE C-1 FLOOR PLAN

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7255 Meeshow



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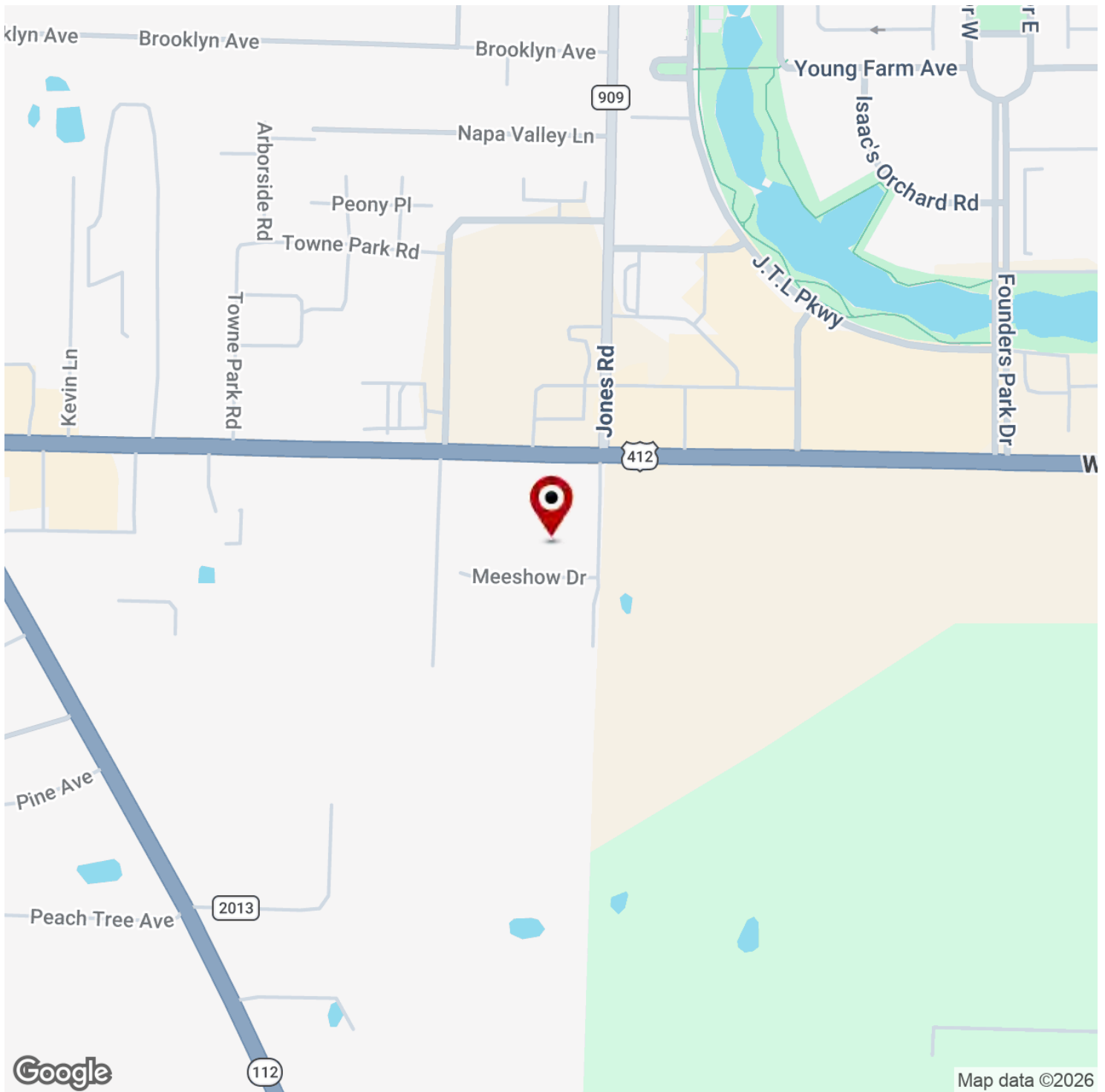
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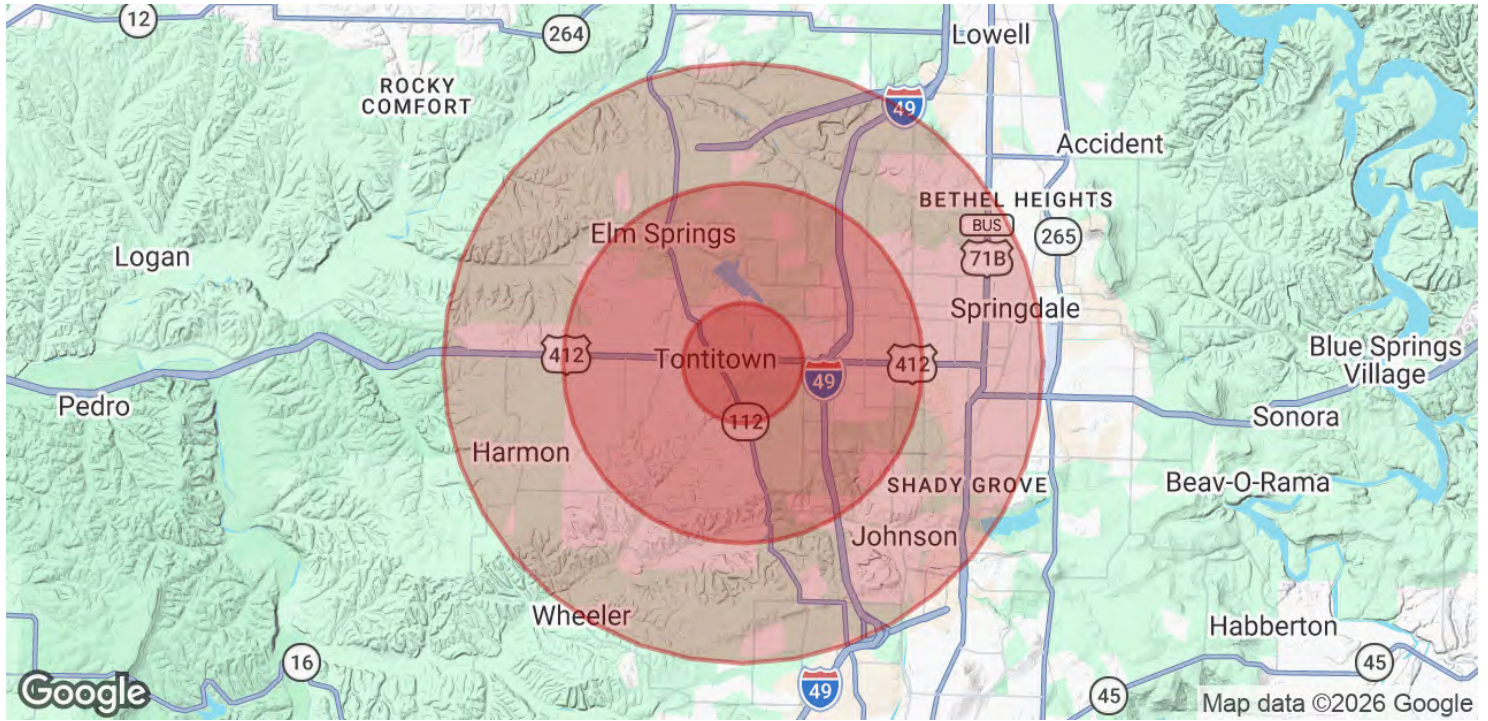
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,560	18,658	64,373
Average Age	37.6	37.9	35.6
Average Age (Male)	37.4	36.5	35.4
Average Age (Female)	38.0	39.0	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	7,358	24,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,283	\$94,663	\$77,876
Average House Value	\$643,659	\$304,973	\$256,726

2020 American Community Survey (ACS)

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