

1.48 AC | 24,000 SF FREESTANDING RETAIL BUILDING

3785 HWY 412 E | SILOAM SPRINGS, AR

SALE OR LEASE

• HIGH-GROWTH NWA RETAIL CORRIDOR

• MAJOR RETAIL PRESENCE ALONG HWY 412

24,000 SF



EST. 2010

HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

HIGHWAY VISIBILITY. RETAIL SCALE.
ROOM TO MOVE.

A 24,000+/- SF freestanding retail building positioned along the high-growth U.S. Highway 412 corridor in Siloam Springs.

The property sits on approximately 1.48 acres near N. Simon Sager Avenue in one of Siloam Springs' strongest commercial corridors. Its scale and location support retail, medical, quick-service restaurant, showroom, service-commercial, and other occupancy strategies, subject to buyer or tenant verification.

HARD-CORNER POSITION

Prominent placement at Highway 412 and N. Simon Sager Avenue with strong frontage and signage potential.

WALMART PROXIMITY

Directly across from Walmart Supercenter #4654, supporting repeat daily-needs traffic along the corridor.

OFFERING SUMMARY

FOR SALE OR LEASE

24,000+/- SF | 1.48+/- AC

LEASE RATE

\$12 PSF NNN

Sale terms and due-diligence materials available from the listing team.

FLEXIBLE OCCUPANCY

Suitable for acquisition, lease, build-to-suit, or development strategies by local, regional, or national users.



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The information contained herein has been obtained from sources believed reliable, but is not guaranteed. All dimensions, acreage, pricing, availability, use, access, zoning, and development matters are subject to independent verification. This material is for informational purposes only and may be changed or withdrawn without notice.



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