



EXECUTIVE SUITES

2964 W Huntsville Ave, Springdale, AR 72762



PROPERTY DESCRIPTION

Prime executive office space available approx. 1 mile from I-49 in Springdale! These first-floor suites offer easy access to 2 shared restrooms and a common break room, making it convenient for employees and clients. The property provides ample parking for both staff and visitors. Offered under a gross lease with internet included. Situated off W Huntsville Ave, which sees around 23,000 VPD, this location is also approx. 1 mile from I49, with traffic counts of approx. 111,000 VPD, ensuring excellent visibility and accessibility. Don't miss this prime office space opportunity!

PROPERTY HIGHLIGHTS

- Suite A - 480 SF
- Gross Lease
- Abundant Parking for Clients/Employees
- High Visibility with Great Signage Potential
- Approx. 1 Mile from I-49
- 23,000 VPD on W Huntsville

OFFERING SUMMARY

Lease Rate:	\$1250/mo (Gross)
Available SF:	480 SF
Building Size:	7,248 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,581	19,450	37,614
Total Population	11,309	59,041	113,134
Average HH Income	\$83,220	\$86,637	\$93,831

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
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EXECUTIVE OFFICE SUITE FOR LEASE



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	480 SF	Lease Rate:	\$1,250 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2964 W Huntsville Ave., Suite A	Available	480 SF	Gross	\$1,250 per month	-

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SUITE A PHOTOS

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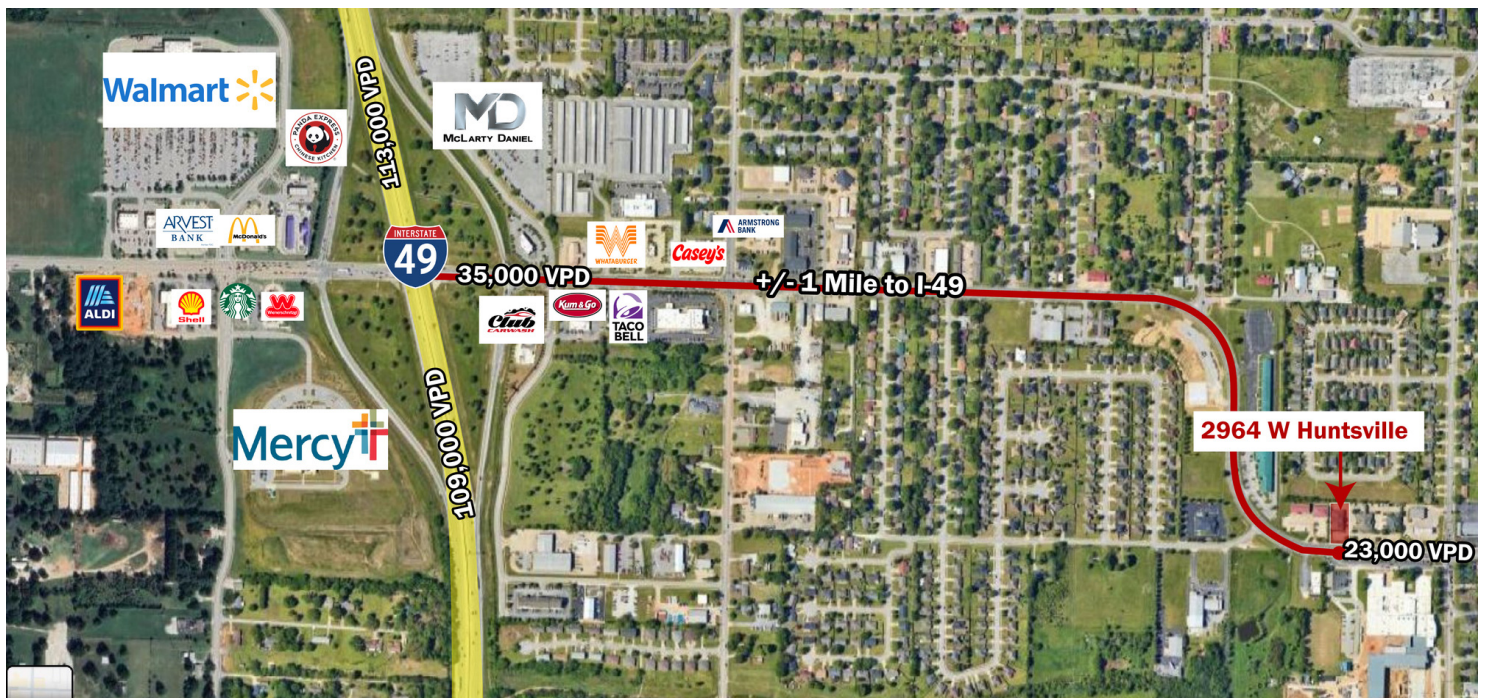
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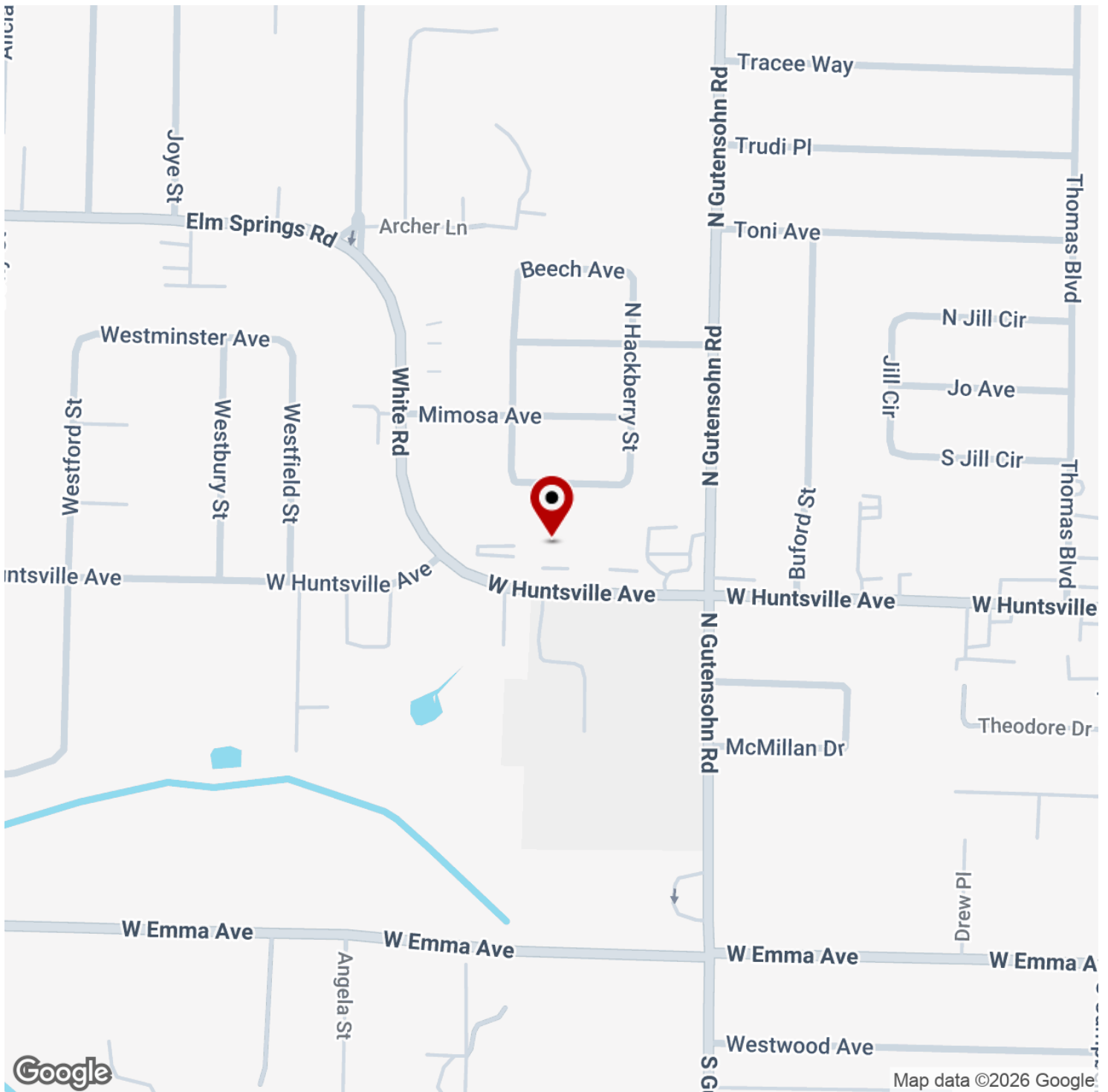
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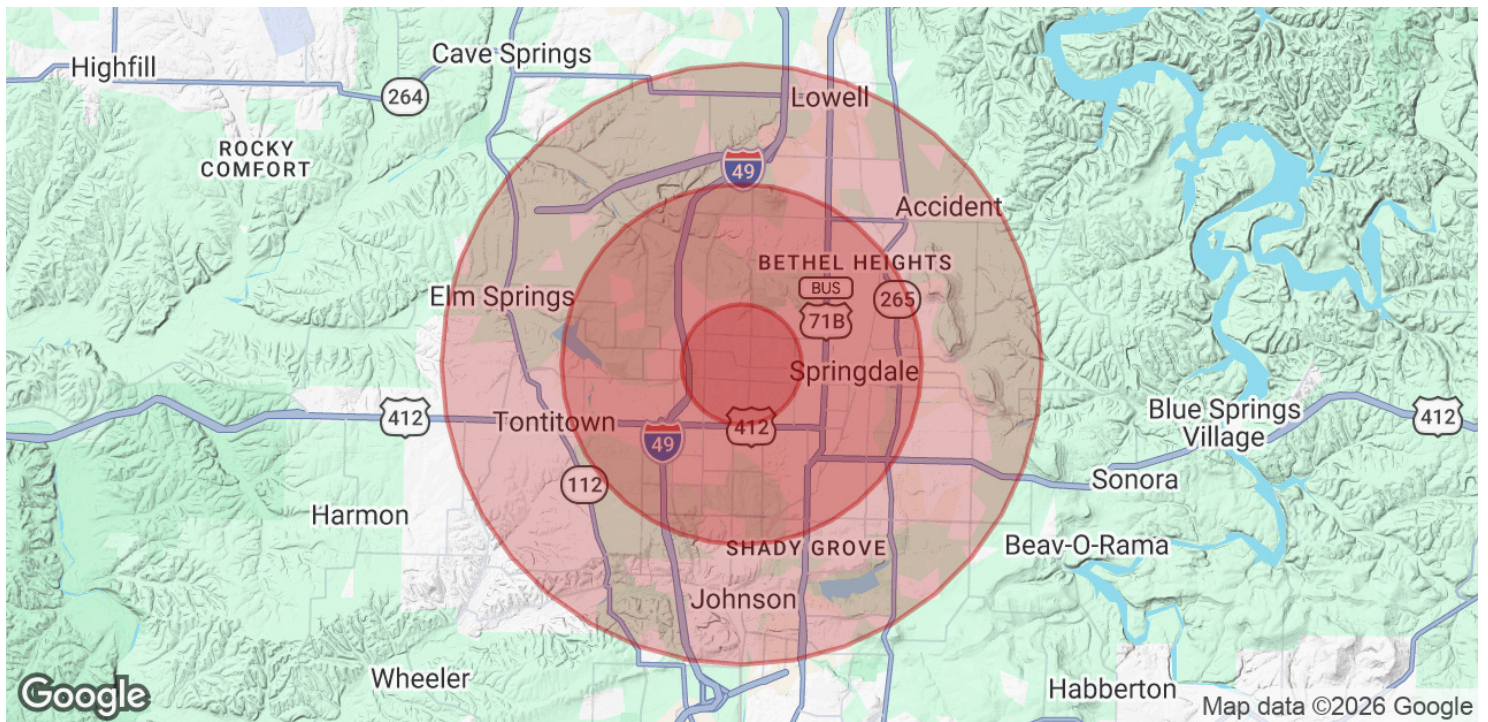
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,309	59,041	113,134
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	39	37	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,581	19,450	37,614
# of Persons per HH	3.2	3	3
Average HH Income	\$83,220	\$86,637	\$93,831
Average House Value	\$208,473	\$282,567	\$309,291

2020 American Community Survey (ACS)

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