

NEW CONSTRUCTION FLEX SPACE FOR LEASE

682-778 White Rd | Springdale, AR 72762

Completed Retail Center

Phase 1: Complete - Fully Leased
Phase 2: Construction Complete in Q4 2026
Phase 3: Potential Build to Suit Opportunity

Callouts:

- Arkansas Children's Hospital
- ARVEST
- sam's club
- SAM'S FURNITURE
- INTERSTATE 49
- ALDI
- Mac's
- Starbucks
- Walmart Supercentre
- M3 Pizzeria
- Shell
- Wendy's
- Mercy
- FIREHOUSE SUBS
- Swig
- Walmart Fuel
- ARVEST
- McDonald's
- THE JOINT chiropractic
- Club
- MAVERIK
- TACO BELL
- NORTHWEST HEALTH
- CHEVROLET
- STORAGE
- CALIBER COLLISION
- Casey's
- BOSS MAN
- WHATABURGER
- PREMIER HIGH SCHOOLS
- FARM BUREAU INSURANCE
- FIRE DEPT

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AVAILABLE

Building 3: ±2,600 - 7,800 SF

Building 4: ±1,820 - 9,600 SF

Building 5: Potential BTS Opportunity

PRICE

\$17.25 | NNN

COMMENTS

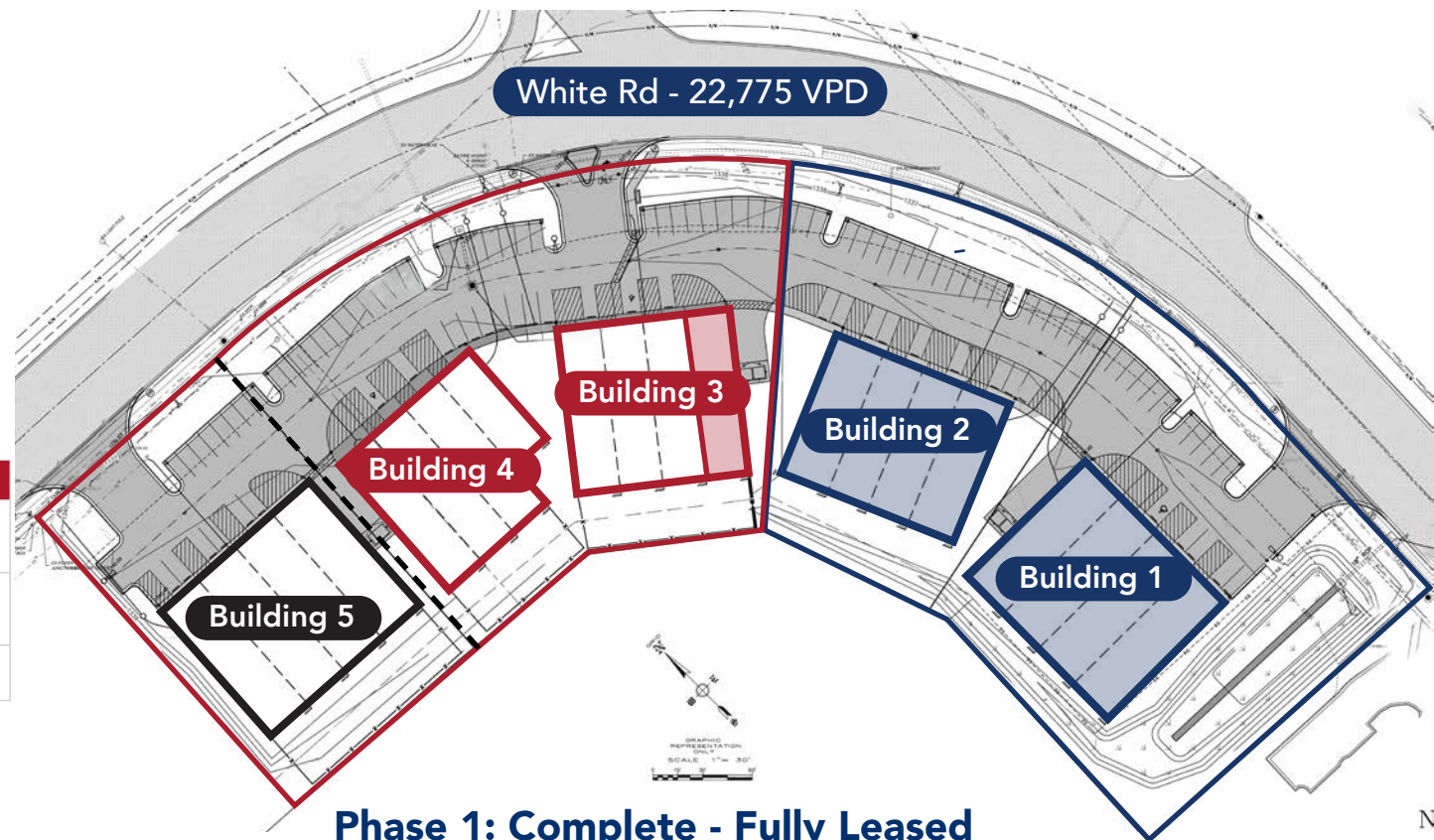
- Brand new flex warehouse buildings with a brick façade
- Close proximity to I-49 and Hwy 71B
- Excellent visibility and access
- Larger than average Overhead Doors
- Ample Parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,796	54,837	111,441	296,860
AVERAGE HH INCOME	\$92,223	\$97,750	\$107,564	\$113,627
TOTAL HH	3,553	18,331	38,240	112,636

TRAFFIC COUNTS

White Rd: 22,775 VPD



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MATT STROM, CCIM
PARTNER | AGENT
O 479.695.8262 | C 479.650.8980
mstrom@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
O 479.695.8264 | C 501.804.4447
pschmidt@kelleycp.com

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NORTHWEST ARKANSAS RANKS AS NATIONS BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

Springdale is a dynamic and rapidly evolving city in Northwest Arkansas. With a strategic location on the Springfield Plateau and a population approaching the mid-80,000s (and growing), Springdale serves as both an industrial hub and a community-oriented marketplace. Economically, Springdale is anchored by strong manufacturing and food-processing sectors, with global players like Tyson Foods driving significant employment and investment. Poultry processing and related industries remain dominant, complemented by diversified manufacturing and engineering firms, a solid public school system, and growing healthcare and service sectors. Development trends in Springdale point toward continued momentum: there's investment in downtown revitalization, mixed-use projects, community amenities, and regional food system infrastructure. These efforts enhance quality of life while reinforcing Springdale's role as a commercial and residential destination in Northwest Arkansas

SPRINGDALE MAJOR EMPLOYERS	
Rank	Company
1	Tyson Foods
2	George's
3	Springdale Public Schools
4	Cargill Meat Solutions
5	Northwest Medical Center
6	Rockline Industries
7	A.E.R.T
8	Harps Food Stores
9	Kawneer
10	Muti-Craft Contractors

Source: Springdale Chamber of Commerce



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AVERAGE HH INCOME	\$92,223	\$97,750	\$107,564	\$113,627
TOTAL HH	3,553	18,331	38,240	112,636
AVERAGE AGE	34	33	33	33
BUSINESSES	299	2,154	3,813	9,460
EMPLOYEES	2,328	26,842	46,646	108,226

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property


296,860
Population


\$113,627
Avg. Household Income


112,636
Households


33
Avg. Age


9,460
Businesses


108,226
Employees

ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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pschmidt@kelleycp.com

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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