

FOR LEASE

3200 E HWY 412
SILOAM SPRINGS, AR 72761



THE PLAZA AT SILOAM SPRINGS

JARED
Commercial & Management

3200 E HWY 412
SILOAM SPRINGS, AR 72761



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	11,273 SF
Available SF:	1,510 - 5,139 SF
Lot Size:	1.08 Acres
Number of Units:	7
Year Built:	2018
Zoning:	Commercial
Market:	Siloam Springs, AR

PROPERTY OVERVIEW

Experience the ideal location for your business at 3200 E Hwy 412, Siloam Springs, AR, 72761. This outstanding property offers exceptional visibility, ensuring maximum exposure for your business. With 58 dedicated parking spaces, customers will enjoy easy access, making their visit convenient and hassle-free. The high traffic count in the area presents a prime opportunity to capture the attention of potential clients. Situated across from the bustling Walmart Super Center, this property benefits from unparalleled exposure and an advantageous location. Take advantage of this premier leasing opportunity and elevate your business to new heights at this prime commercial space.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- 58 Parking Spaces.
- High Traffic Count.
- Sits Across from Walmart Super Center.

EXECUTIVE SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,510 - 5,139 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	2,113 - 5,139 SF	NNN	\$25.00 SF/yr	In-Line.
30	Available	1,516 - 5,139 SF	NNN	\$25.00 SF/yr	In-Line.
40	Available	1,510 - 5,139 SF	NNN	\$25.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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RETAILER MAP

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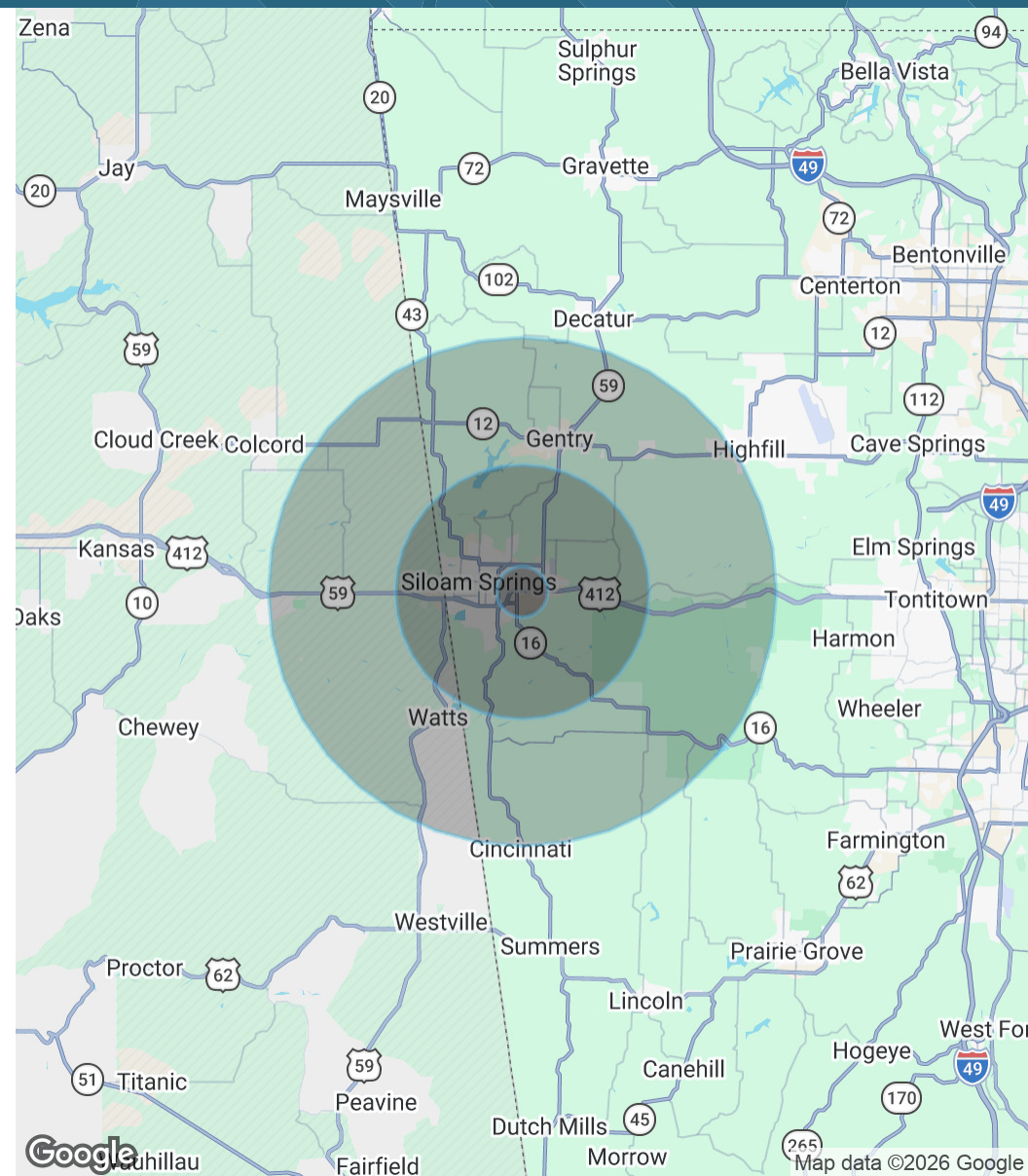
TRAFFIC COUNT MAP



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,234	23,065	36,258
Average Age	26.2	29.7	32.0
Average Age (Male)	26.5	31.6	33.2
Average Age (Female)	27.2	30.4	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,029	7,921	12,820
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$51,944	\$50,815	\$51,127
Average House Value	\$119,767	\$117,892	\$121,086

** Demographic data derived from 2020 ACS - US Census*



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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