



2588 & 2630 E ROBINSON AVE SPRINGDALE, AR 72764

OFFERING SUMMARY

Lease Rate:	\$18.00 - 21.00 SF/yr
Lease Type:	NNN
Minimum Term:	5 years
2630 E Robinson Ave:	7,286 sf
2588 E Robinson Ave:	6,000 sf

PROPERTY HIGHLIGHTS

- Spaces can be subdivided as desired
- Owner will provide \$40 psf TI allowance
- Concrete poured, plumbing stubbed, & grease trap access available
- Monument signage available on Hwy 412 with 18,000 CPD
- Taxes, Insurance, CAM = \$350 per month per suite

PROPERTY OVERVIEW

Commercial spaces for lease in the newly constructed Sunrise Point Plaza! Ideal for retail, office, restaurant, & medical. Located within a rapidly developing corridor in East Springdale.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 years
Total Space:	1,500 - 3,324 SF	Lease Rate:	\$18 - \$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 2630: Suite 1	Donut Palace	1,552 SF	NNN	\$23.00 SF/yr	Leased
Bldg 2630: Suite 2	Available	1,500 SF	NNN	\$18.00 SF/yr	Inline space.
Bldg 2630: Suite 3	Gianni Beauty Studio	1,200 SF	NNN	\$20.00 SF/yr	Leased
Bldg 2630: Suite 4	Smoke & Tobacco Depot	1,210 SF	NNN	\$20.00 SF/yr	Leased
Bldg 2630: Suite 5	Available	1,824 SF	NNN	\$21.00 SF/yr	Endcap space.

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LEASE INFORMATION

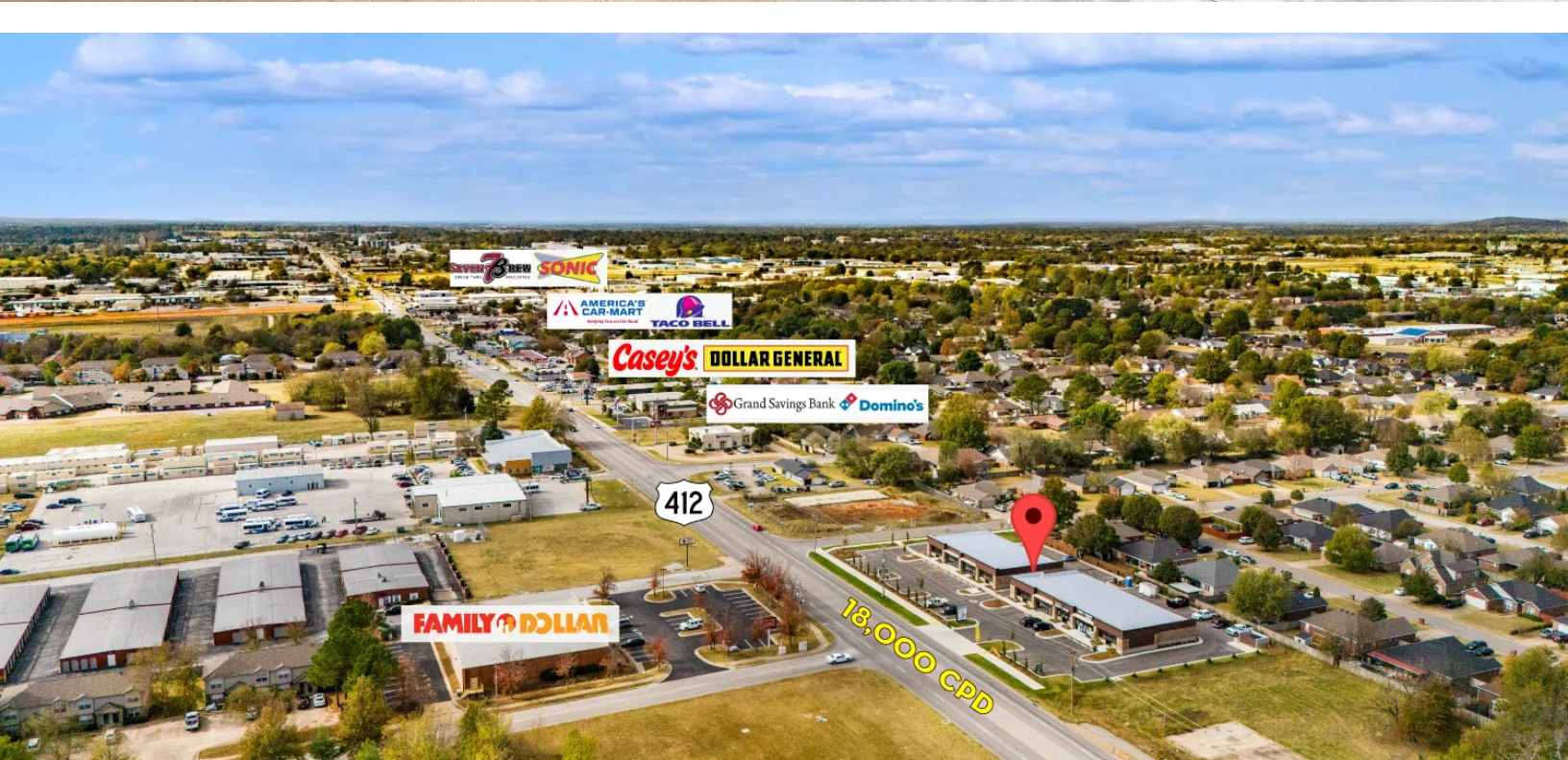
Lease Type:	NNN	Lease Term:	5 years
Total Space:	1,500 - 6,000 SF	Lease Rate:	\$18 - \$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 2588: Suite 1	Available	1,500 SF	NNN	\$21.00 SF/yr	Endcap space. 6,000 sf max.
Bldg 2588: Suite 2	Available	1,500 SF	NNN	\$18.00 SF/yr	Inline space. 6,000 sf max.
Bldg 2588: Suite 3	Available	1,500 SF	NNN	\$18.00 SF/yr	Inline space. 6,000 sf max.
Bldg 2588: Suite 4	Available	1,500 SF	NNN	\$21.00 SF/yr	Endcap space. 6,000 sf max.

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	50,176	107,617	259,222
Average Age	33	36	35
Average Age (Male)	33	35	34
Average Age (Female)	34	37	36

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	15,910	36,856	95,240
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$82,362	\$91,071	\$102,158
Average House Value	\$275,700	\$312,424	\$350,373

2020 American Community Survey (ACS)

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