

+/-1,000 TO 2,075 SF RETAIL SPACE FOR LEASE



1121-1123 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Prime +/- ,1000 2,075 SF retail space available for lease in a high traffic corridor just off Hwy 412, which sees approx. 29,000 VPD. This well positioned suite features a wide open retail floor, ideal for flexible merchandising or showroom layout, along with two restrooms and a dedicated storage closet for operational efficiency. Large storefront windows provide excellent natural light and strong visibility, perfect for showcasing products and attracting passing traffic. The property is surrounded by established national retailers including KFC, Sonic, AutoZone, O'Reilly Auto Parts, Walmart, Dollar Tree, and others, driving consistent customer activity to the area. Offered on a NNN lease structure with a 3 year term, this space presents a great opportunity for retailers seeking visibility, accessibility, and proximity to major national brands.

PROPERTY HIGHLIGHTS

- +/-1,000 to 2,075 SF retail space available for lease
- Located just off Hwy 412 with approx. 29,000 VPD
- High-traffic corridor with strong visibility and accessibility
- Ideal for retailers seeking visibility and proximity to established brands

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	1,000 - 2,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,001	6,215	8,160
Total Population	5,864	18,016	23,444
Average HH Income	\$68,162	\$83,470	\$82,711

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SALMONSEN GROUP

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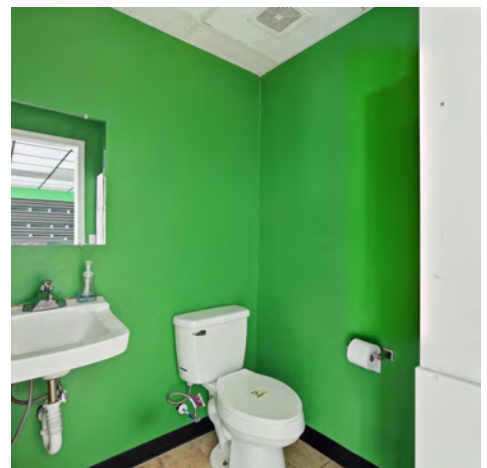
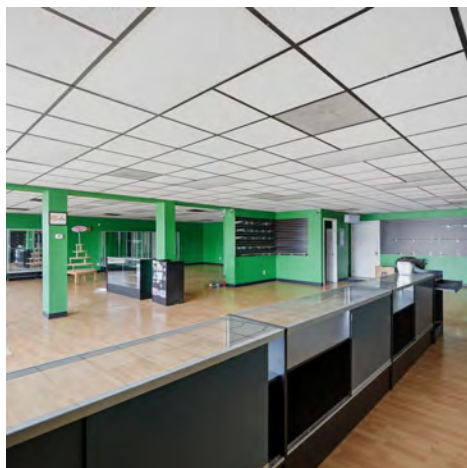
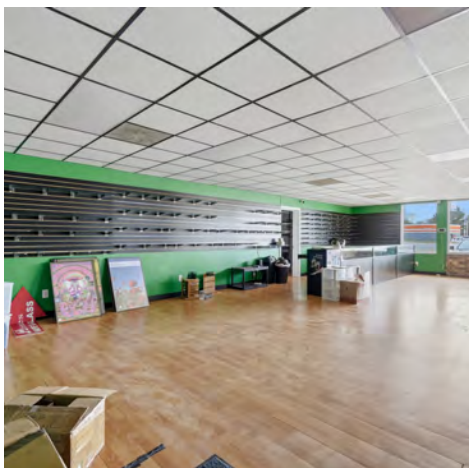
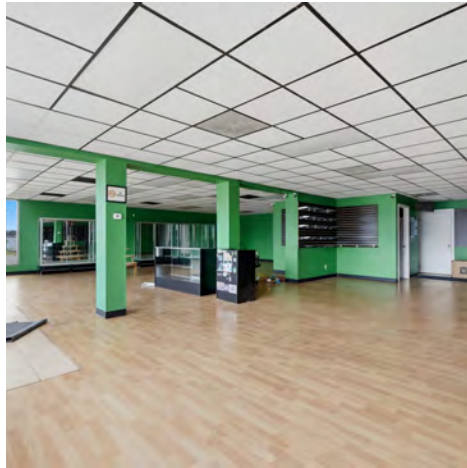
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1121 U.S. 412 PHOTOS

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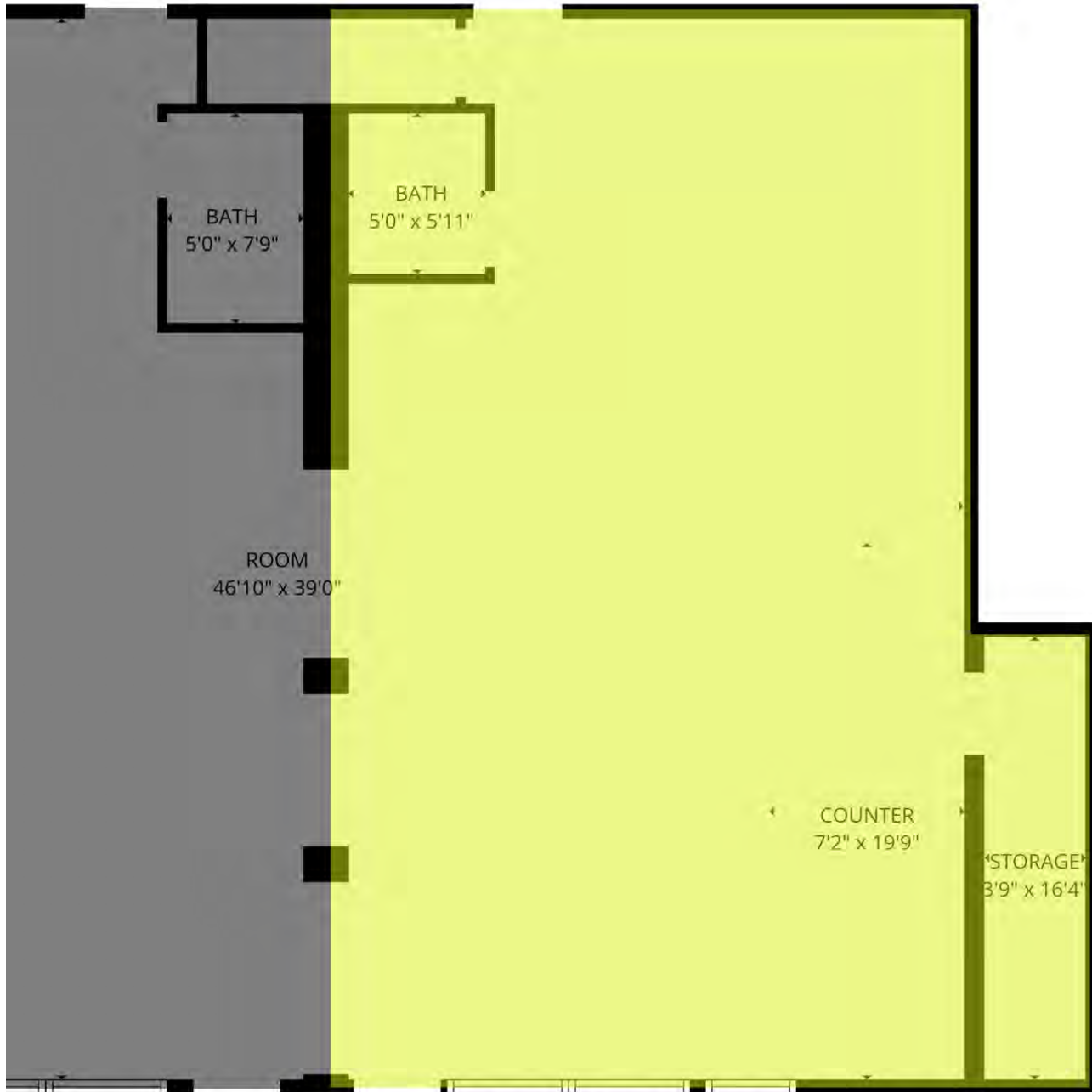
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1121 U.S. 412 FLOOR PLAN

Siloam Springs, AR 72761



1121 US-412: +/- 1,000 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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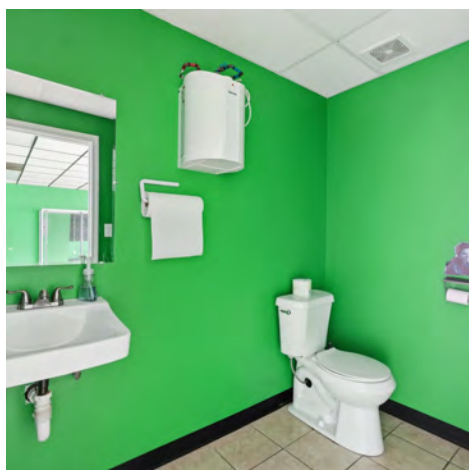
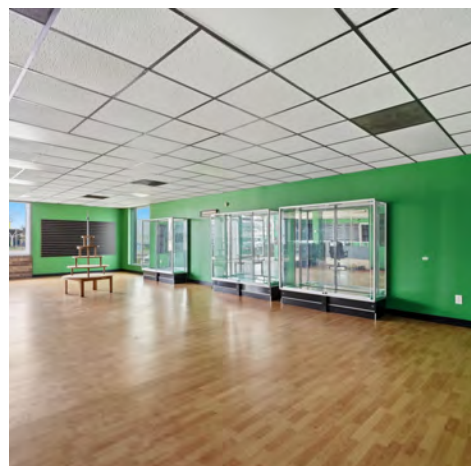
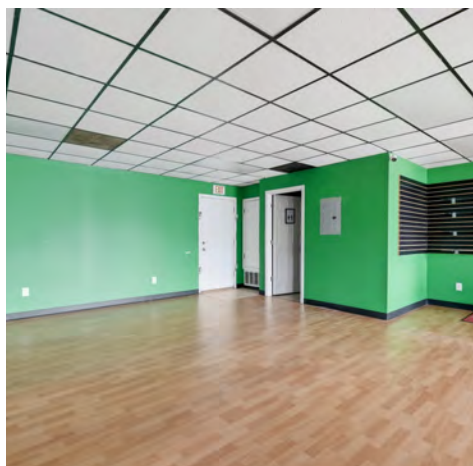
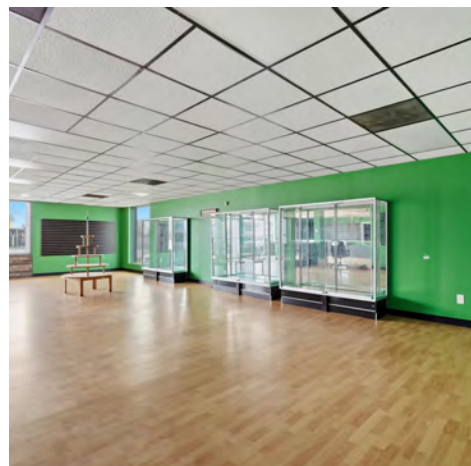
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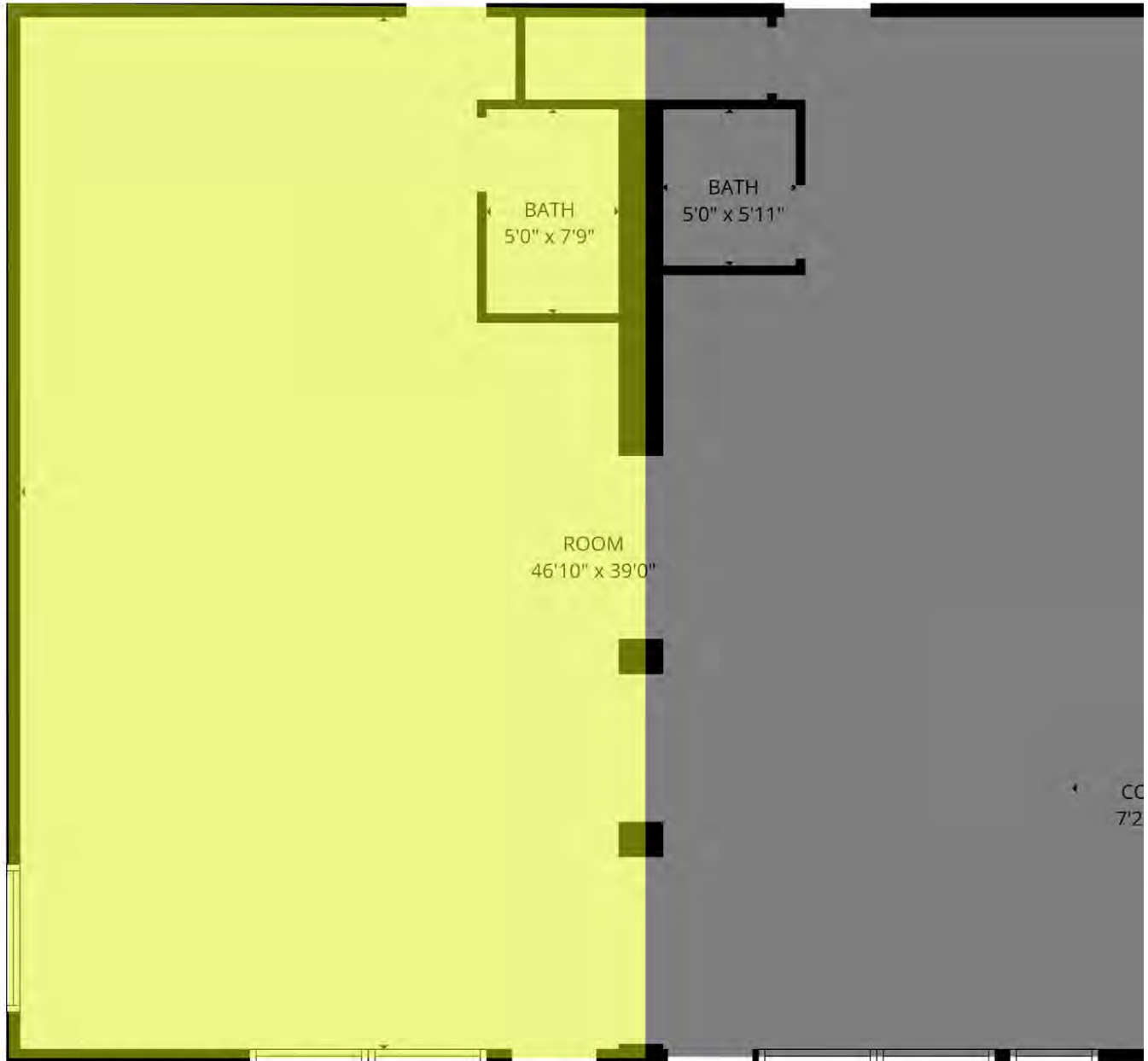
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1123 US-412: +/- 1,075 SF

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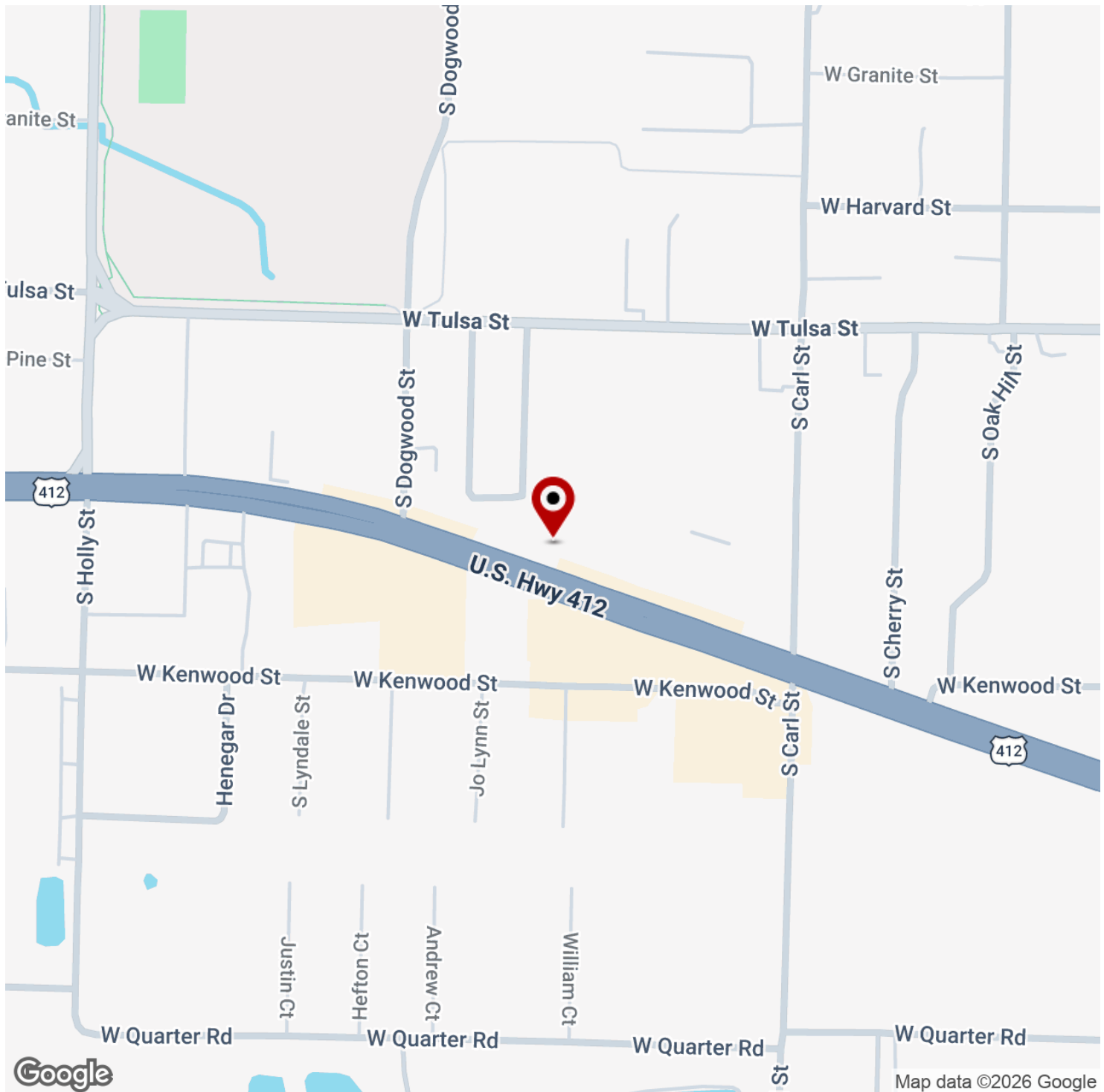
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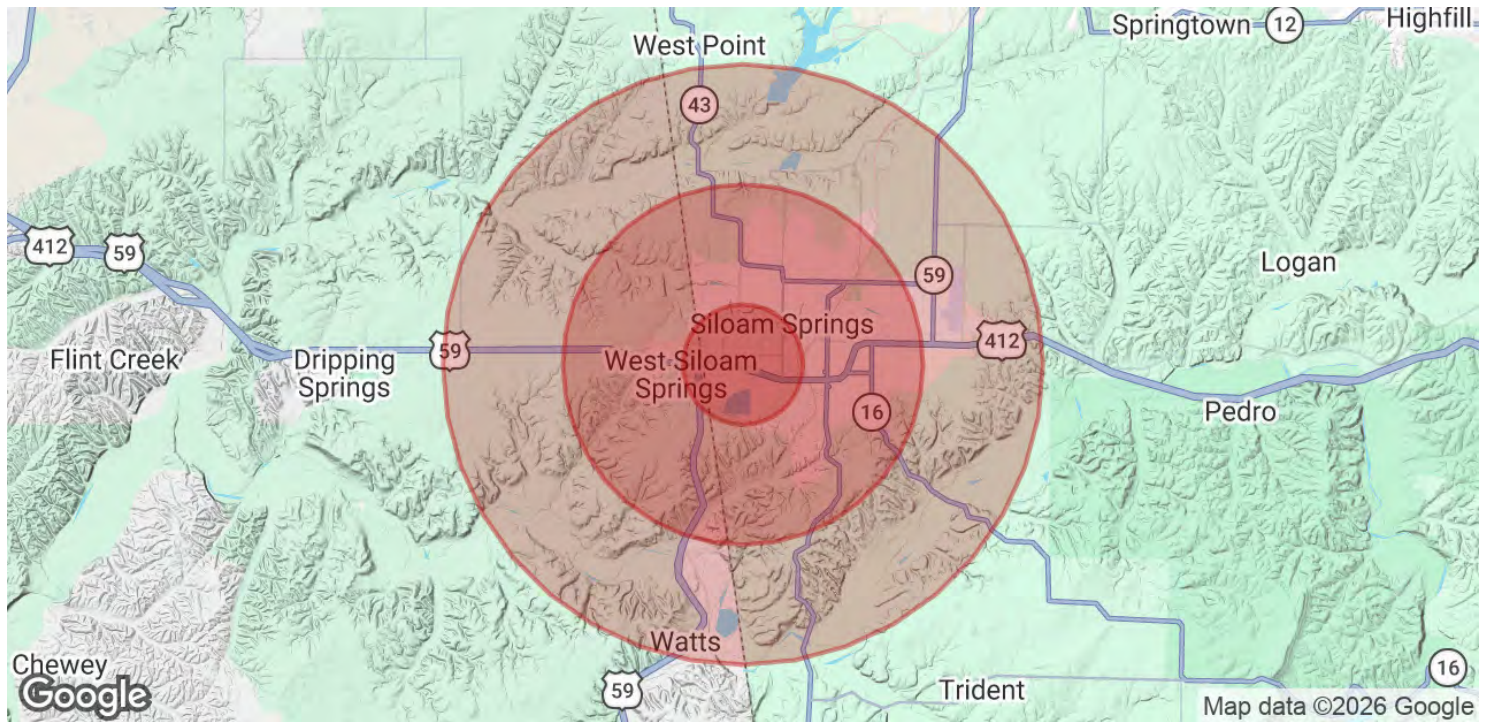
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,864	18,016	23,444
Average Age	31.1	34.4	35.0
Average Age (Male)	30.9	34.4	35.0
Average Age (Female)	31.0	33.8	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,001	6,215	8,160
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$68,162	\$83,470	\$82,711
Average House Value	\$188,429	\$206,182	\$211,268

2023 American Community Survey (ACS)

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