

CHANDLER PLAZA

1245 U.S. 412, Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Chandler Plaza presents an excellent investment opportunity to acquire a commercial investment property at \$157 PSF, well below today's estimated replacement cost of \$200+ PSF. Located on a highly visible hard corner at the intersection of US-412 (29,000 VPD) and Dogwood St (1,700 VPD), the property benefits from exceptional exposure. This well-maintained commercial office and retail center consists of six suites, with two currently leased, providing immediate income while offering additional leasing or owner-occupancy potential. Situated on approx. 0.52 acres, the property offers office and retail suites ranging from +/- 740 to 1,850 SF, appealing to a wide range of professional and retail users. Less than one mile from Walmart Neighborhood Market and surrounded by national retailers including Harbor Freight, Dunham's Sports, KFC, Sonic Drive-In, and O'Reilly Auto Parts, this property is well positioned for long term investment success.

PROPERTY HIGHLIGHTS

- Offered at just \$157 PSF, significantly below today's estimated \$200+ PSF replacement cost
- Value-add investment opportunity with upside through lease-up or owner occupancy
- Excellent visibility, accessibility, and high daily traffic counts

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.52 Acres
Building Size:	6,342 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,148	7,231	8,831
Total Population	6,421	20,880	25,319
Average HH Income	\$75,727	\$80,874	\$80,946

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.

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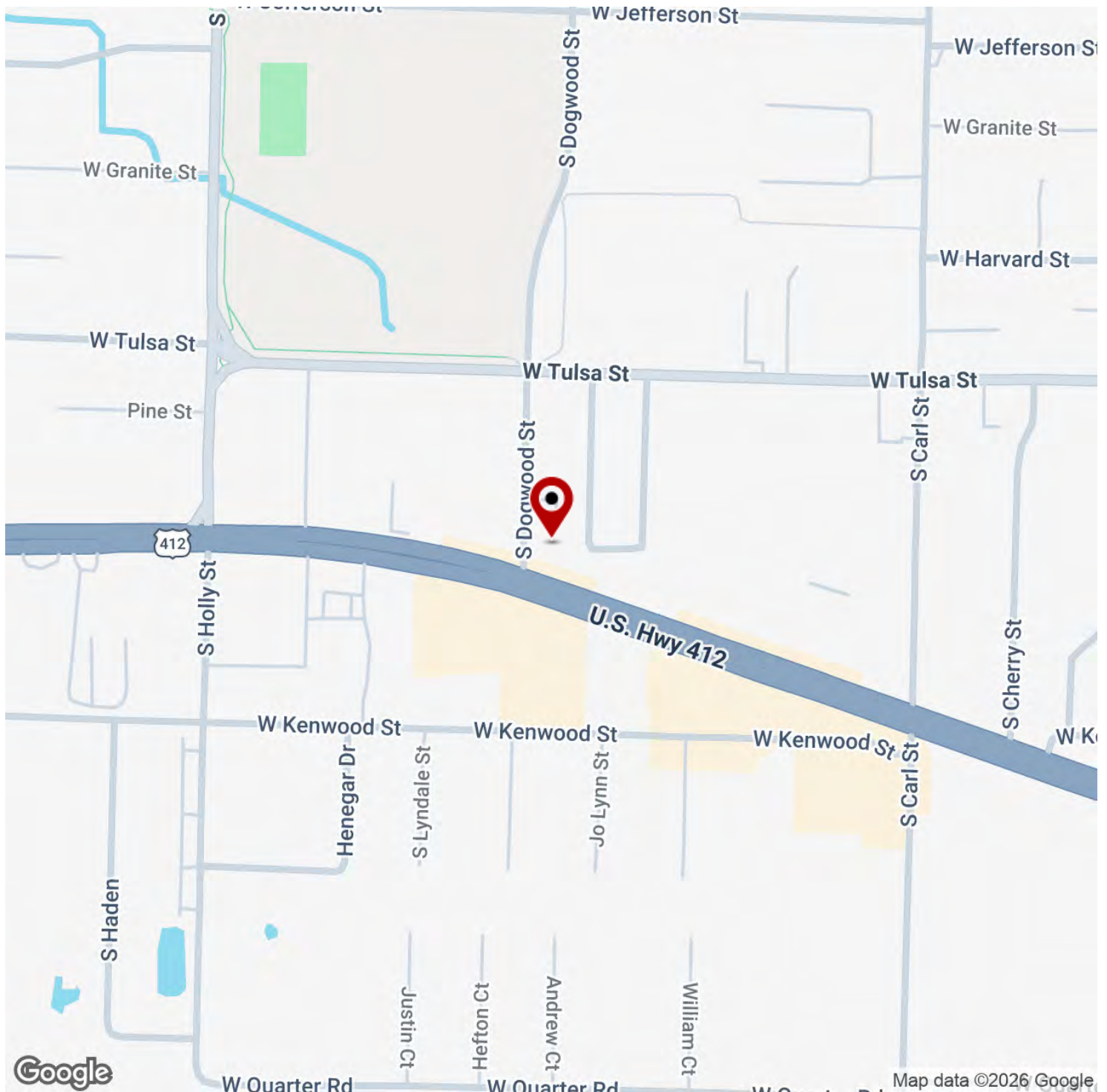
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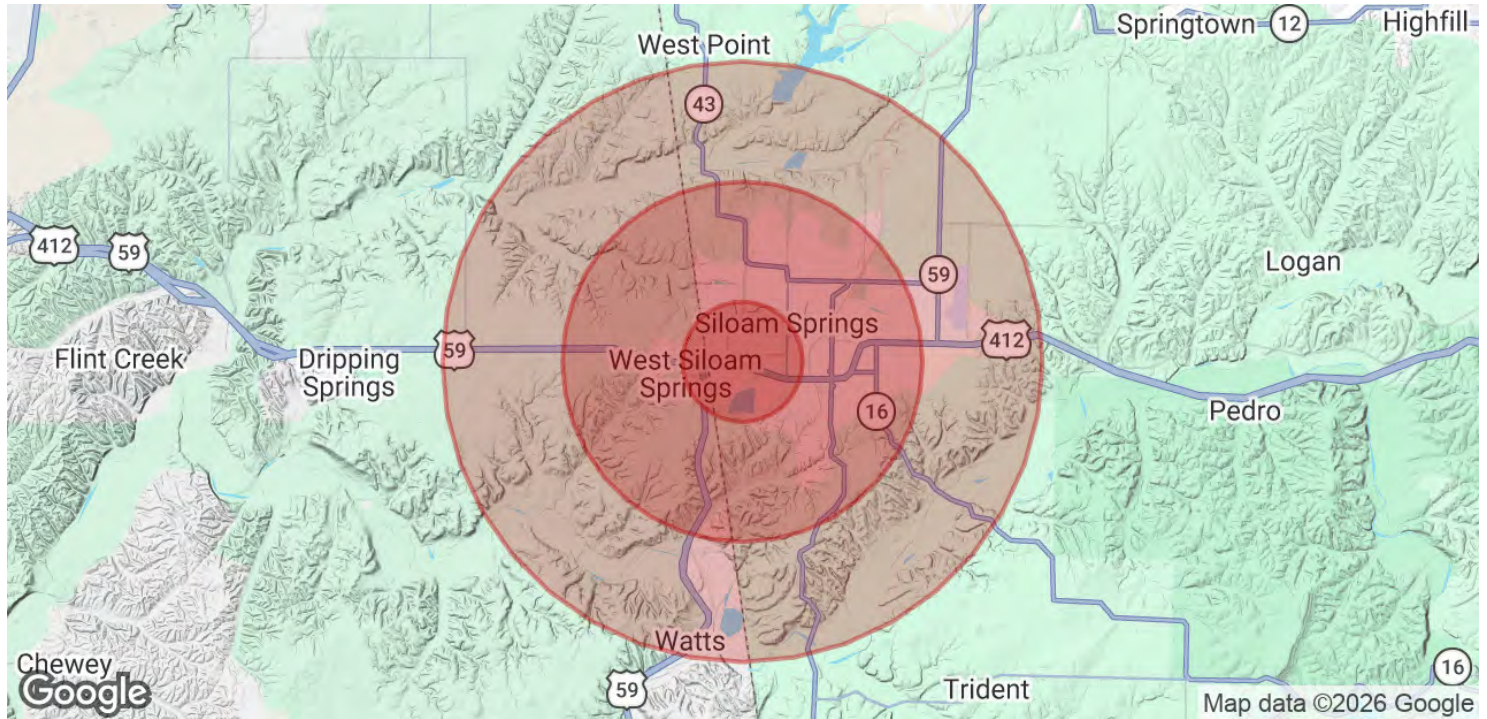
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,421	20,880	25,319
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,148	7,231	8,831
# of Persons per HH	3	2.9	2.9
Average HH Income	\$75,727	\$80,874	\$80,946
Average House Value	\$244,426	\$279,126	\$295,609

2020 American Community Survey (ACS)

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