

FOR LEASE

4914 & 4962 ELM SPRINGS RD
SPRINGDALE, AR 72762



THE SHOPPES AT ELM SPRINGS



4914 & 4962 ELM SPRINGS RD SPRINGDALE, AR 72762



OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Building Size:	11,607 SF
Available SF:	1,600 SF
Lot Size:	1.91 Acres
Number of Units:	7
Zoning:	Commercial
Market:	Springdale AR

PROPERTY OVERVIEW

Introducing a prime commercial property for lease at 4914 & 4962 Elm Springs Rd, Springdale, AR, 72762. This exceptional property offers outstanding visibility and effortless access, situated on a corner lot with 81 convenient parking spaces. Anchored by Walmart, it presents an unparalleled leasing opportunity in a high-traffic area. Its close proximity to I-49 further enhances its accessibility and desirability. This property is perfectly positioned to accommodate a wide range of businesses seeking a bustling, strategic location. Elevate your business presence with this dynamic leasing opportunity.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Corner Lot.
- 81 Parking Spaces.
- Anchored by Walmart.
- Close Proximity to I-49.

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:	1,600 SF	Lease Rate:	\$35 SF/yr

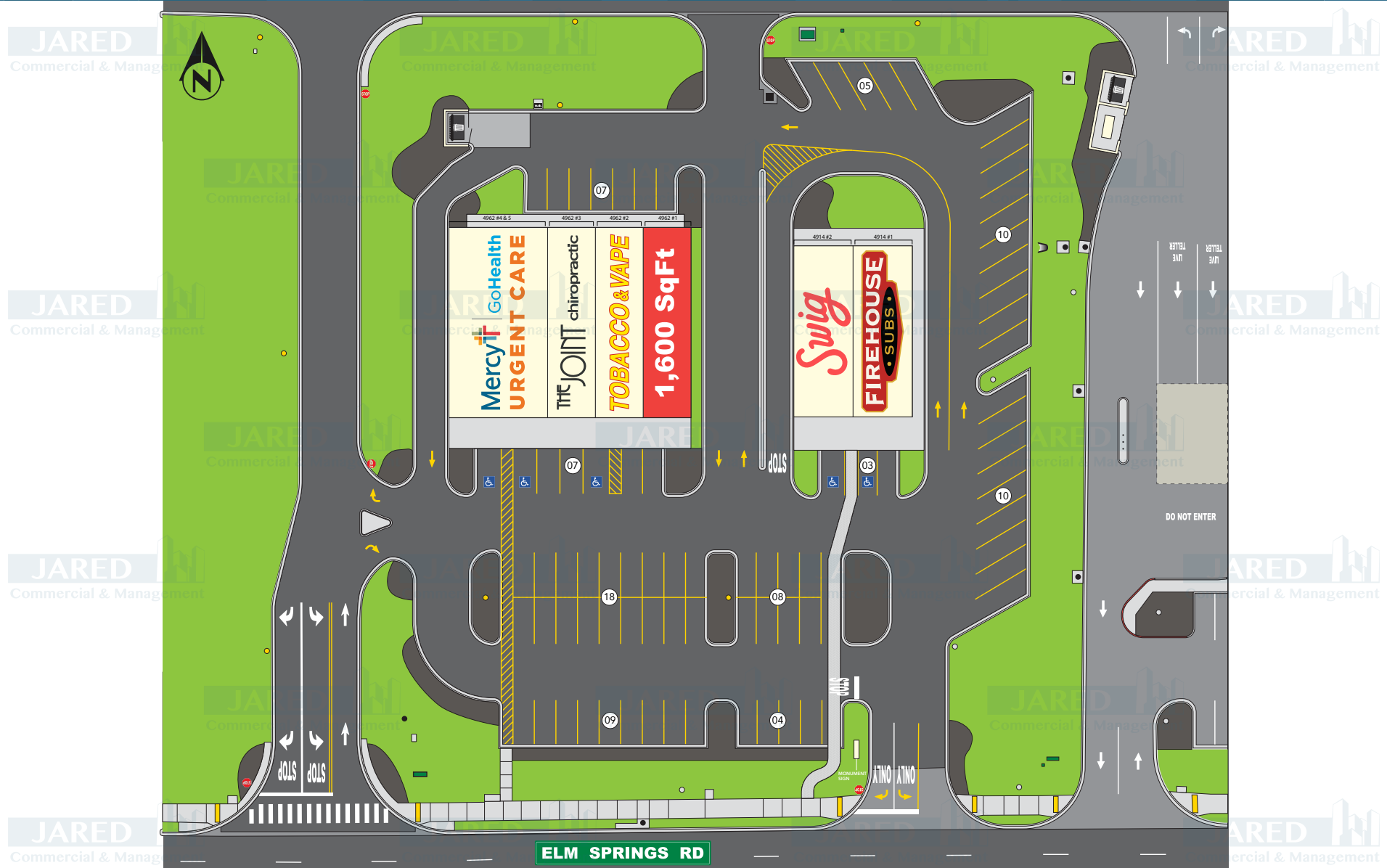
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4962 - 1	Available	1,600 SF	NNN	\$35.00 SF/yr	End-Cap.

LEASE SPACES

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SITE PLAN

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EAST FACE



WEST FACE



MONUMENT SIGN



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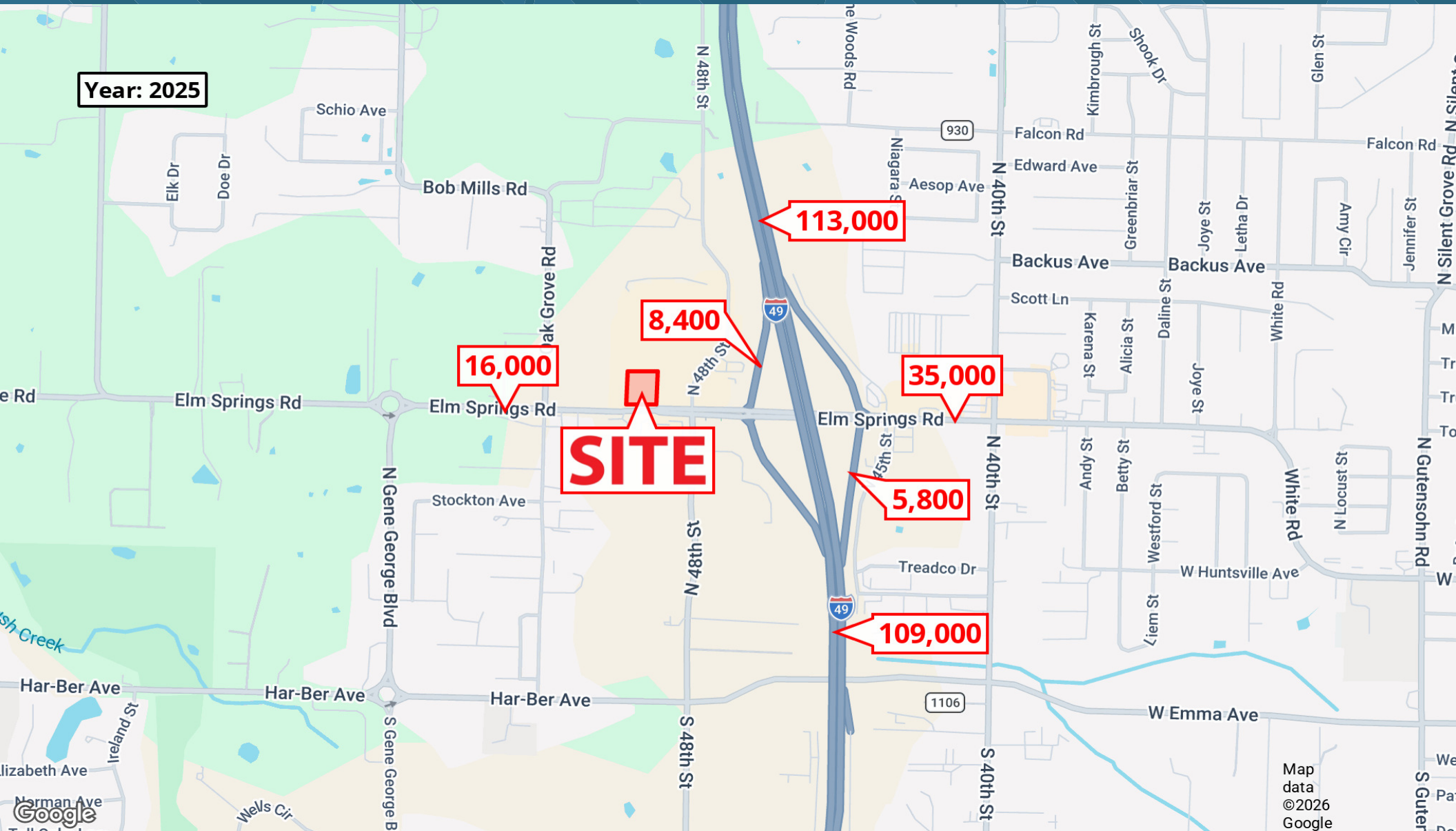
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RETAILER MAP

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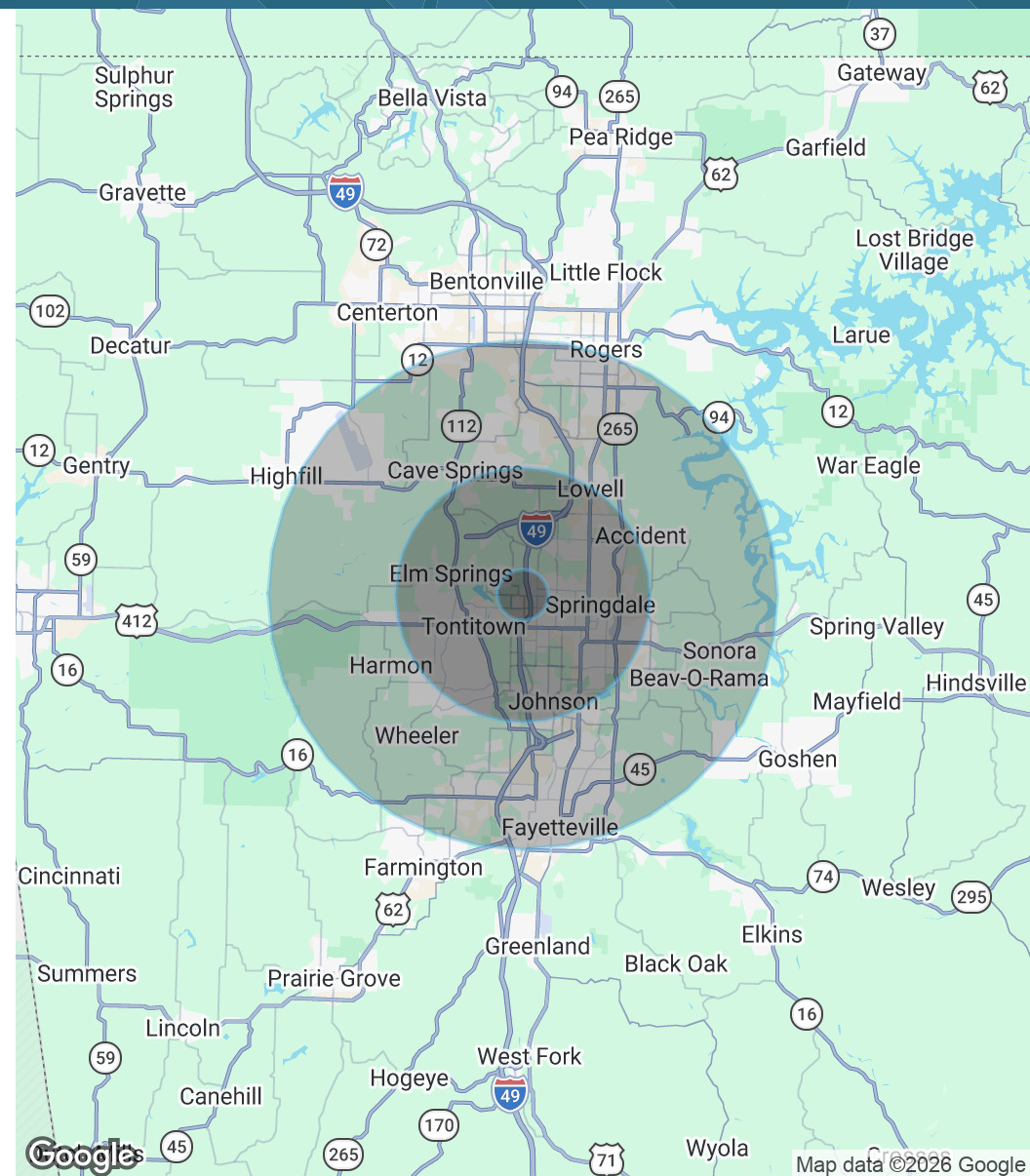
TRAFFIC COUNT MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,084	72,595	230,542
Average Age	33.1	32.1	31.3
Average Age (Male)	32.6	31.6	30.6
Average Age (Female)	33.3	32.5	32.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,037	25,554	85,876
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$77,861	\$61,227	\$62,476
Average House Value		\$226,246	\$229,814

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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