

1400 DIVIDEND DR

Springdale, AR 72764



PROPERTY DESCRIPTION

Fully renovated +/- 4,600 SF office building is now available for sale/lease in Springdale, AR, offering a prime opportunity for either an owner-user or investors seeking income potential. Renovated in 2024-2025, this modern office space is designed to accommodate one to three tenants, making it ideal for flexible business use. The building includes 19 offices - several of which can be used as meeting rooms or storage spaces - and features five restrooms. Located just 0.1 miles off S Thompson St (Highway 71B), which sees approx. 27,000 VPD, the property offers excellent accessibility. Additionally, it is conveniently positioned approx. half a mile from major retailers such as Walmart Supercenter, Aldi, Walgreens, and CVS, enhancing both convenience and potential foot traffic for tenants and clients.

PROPERTY HIGHLIGHTS

- +/- 4,600 SF fully renovated office building
- Can accommodate 1 to 3 tenants with separate entrances if desired
- Located just 0.1 miles off S Thompson St (Highway 71B) with approx. 27,000 VPD

OFFERING SUMMARY

Sale Price:	\$699,900
Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	3
Available SF:	1,000 - 4,641 SF
Lot Size:	0.43 Acres
Building Size:	4,641 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,711	24,686	42,573
Total Population	7,643	72,005	120,643
Average HH Income	\$75,125	\$83,442	\$92,901

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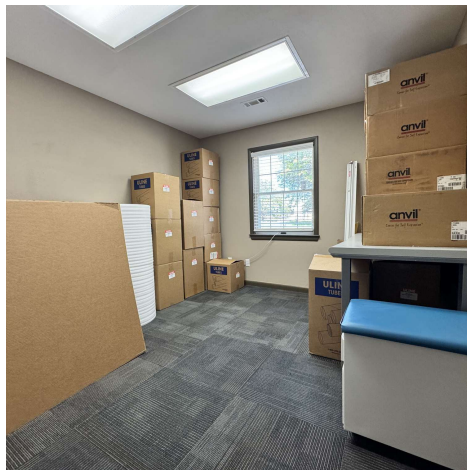
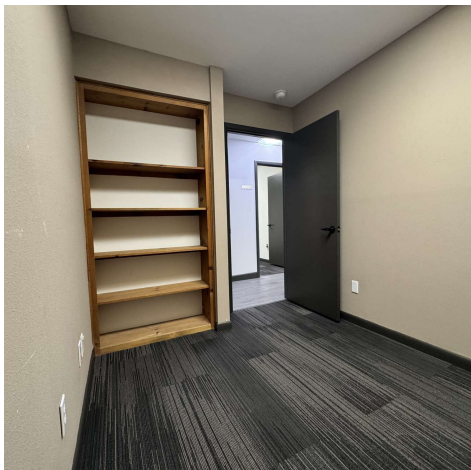
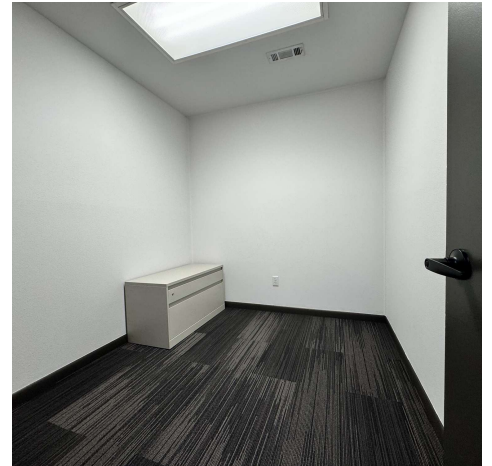
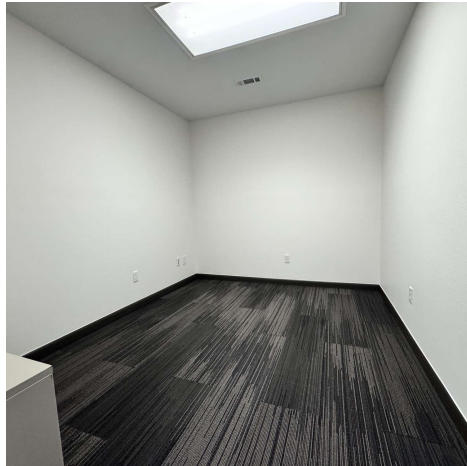
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OFFICE FOR SALE & LEASE

1400 DIVIDEND DR SUITE 1 PHOTOS

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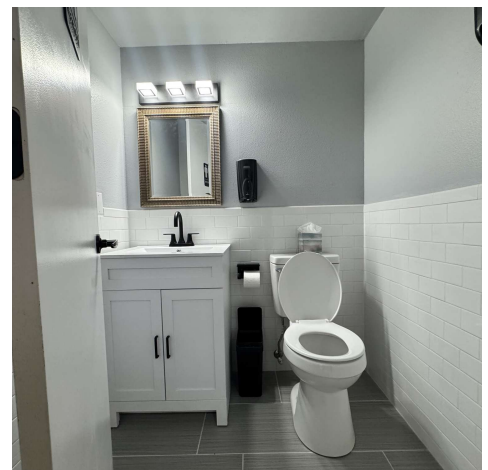
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1400 DIVIDEND DR SUITE 2 PHOTOS

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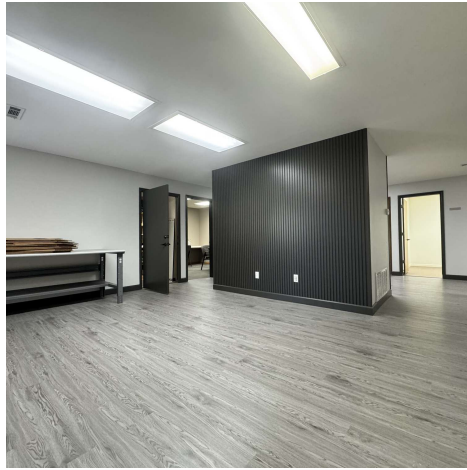
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1400 DIVIDEND DR SUITE 3 PHOTOS

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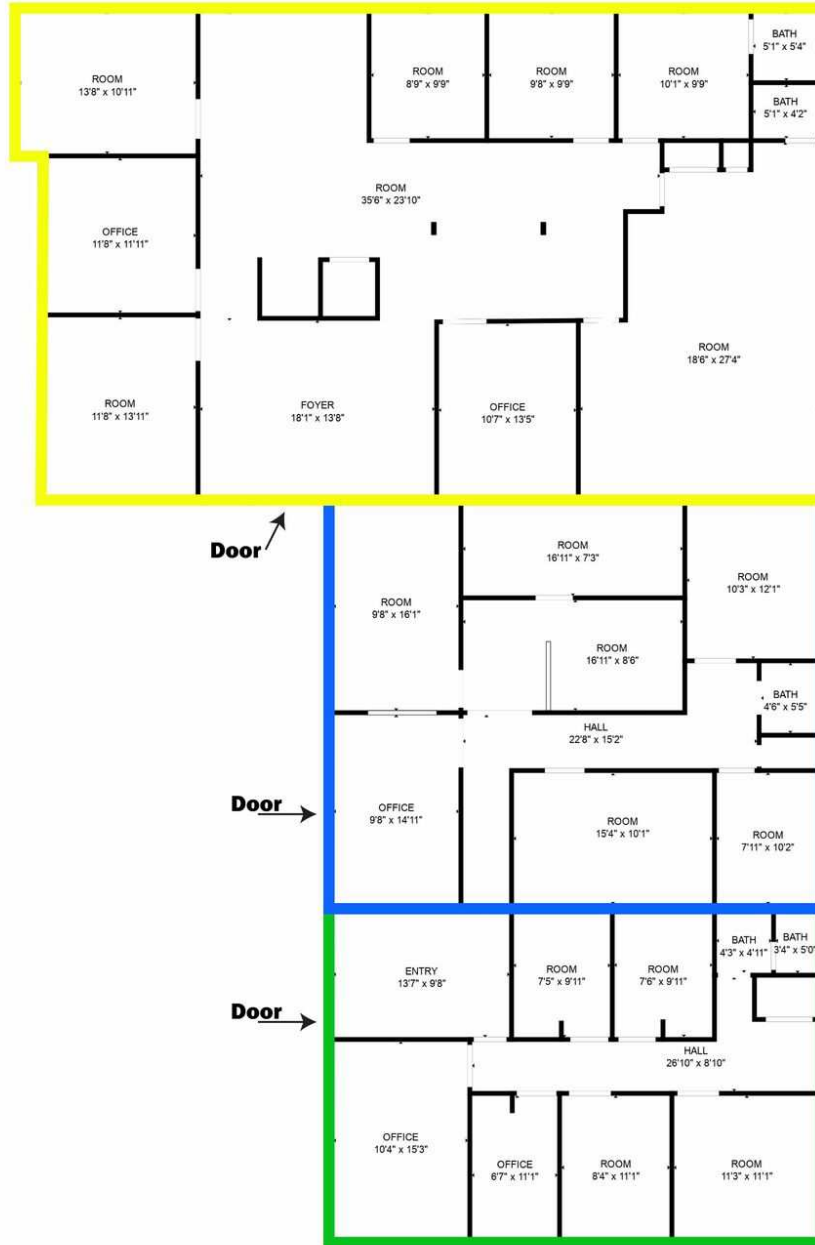
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1400 DIVIDEND DR FLOOR PLAN

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Suite #3
+/- 2,400 SF

Suite #2
+/- 1,200 SF

Suite #1
+/- 1,000 SF

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

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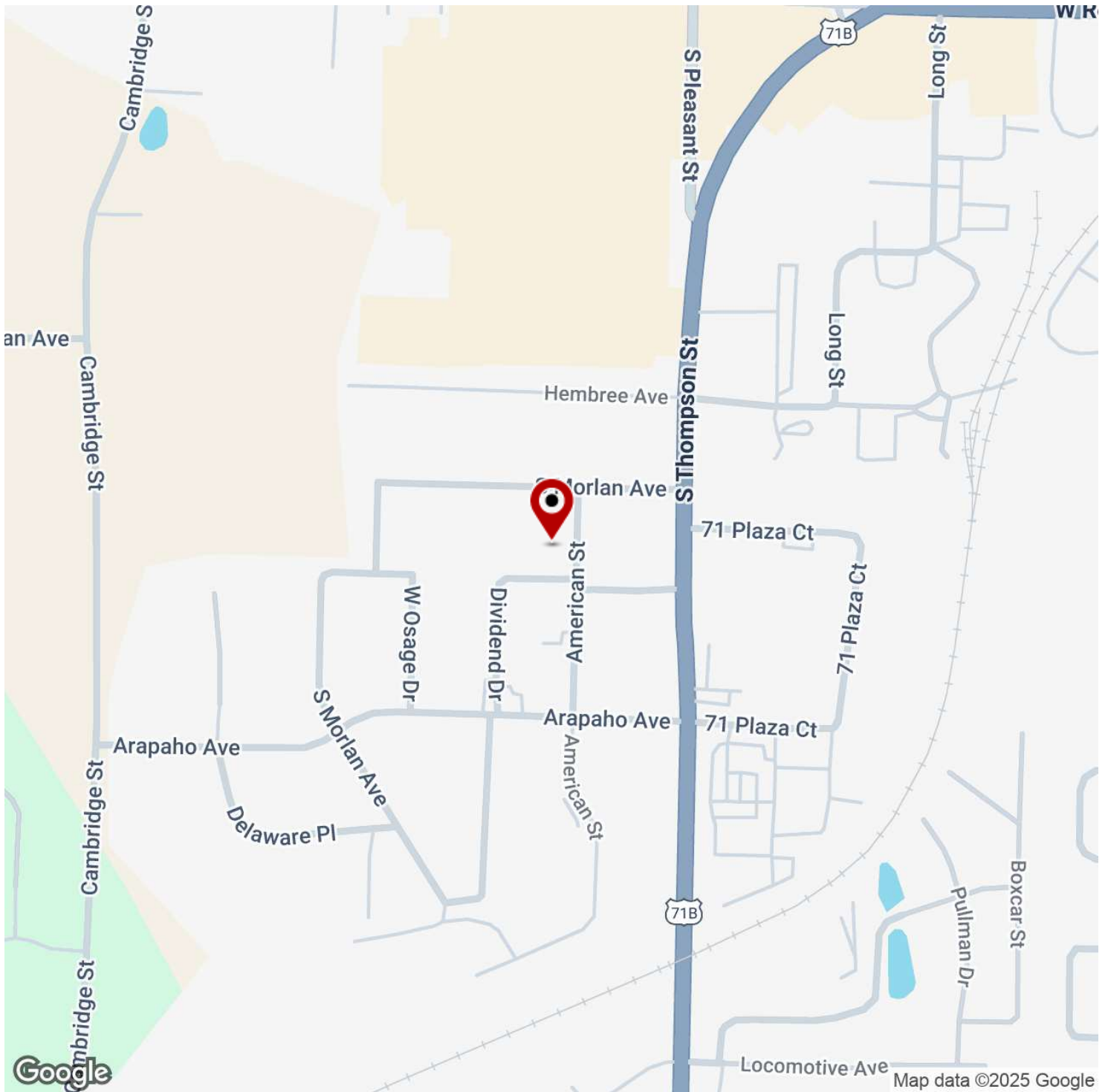
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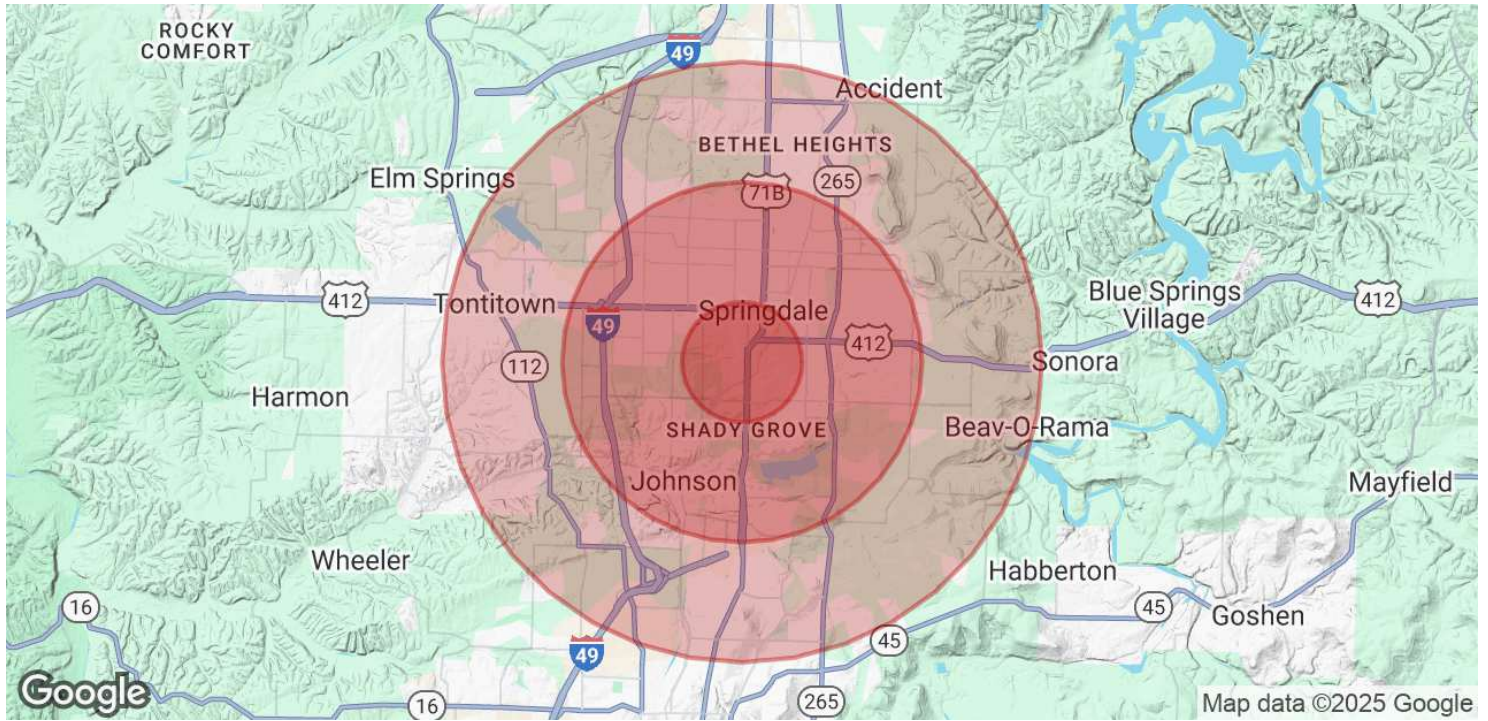
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,643	72,005	120,643
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,711	24,686	42,573
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$75,125	\$83,442	\$92,901
Average House Value	\$351,639	\$290,115	\$313,409

Demographics data derived from AlphaMap

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