



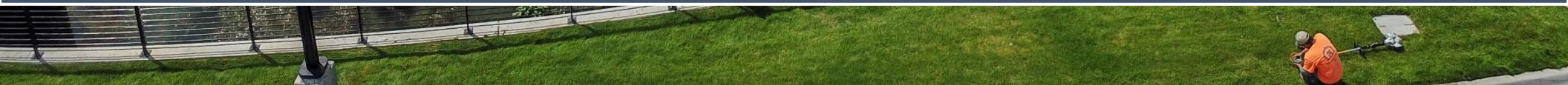
RETAIL SPACE FOR LEASE
101 W JOHNSON AVE | SPRINGDALE



Newmark

Moses Tucker Partners

479.271.6118 | newmarkmtp.com



OFFERING SUMMARY

LEASE RATE: \$15.00/SF

LEASE TYPE: NNN

SUITE B: ± 2,511 SF

HIGHLIGHTS

- Located adjacent to and facing the newly renovated Walter Turnbow Park and the Razorback Greenway Trail System
- Great opportunity to be part of the revitalization of Downtown Springdale
- Local restaurants, boutiques, bakery, and bars in the immediate area

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AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	2,511 SF	NNN	\$15.00/SF

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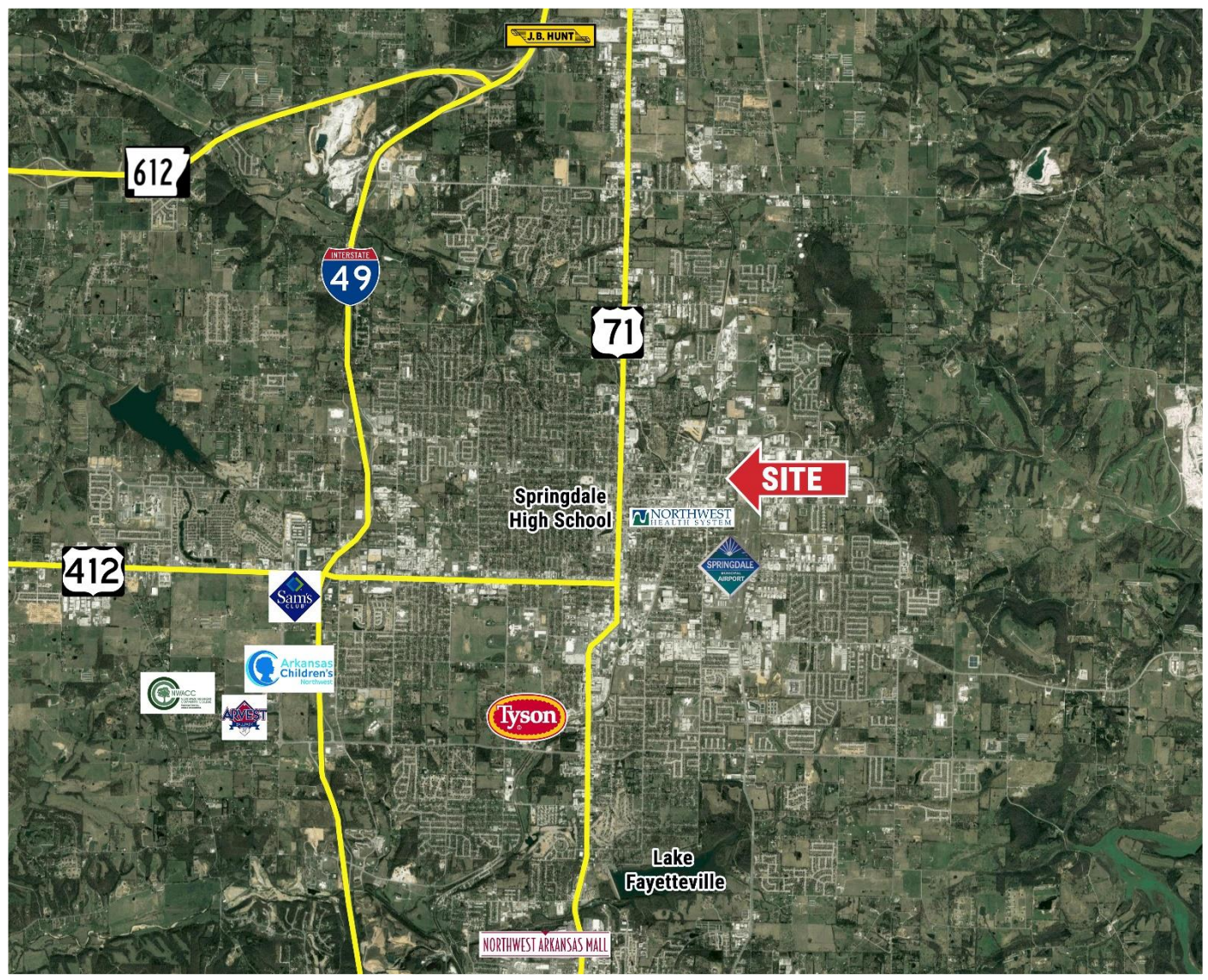
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Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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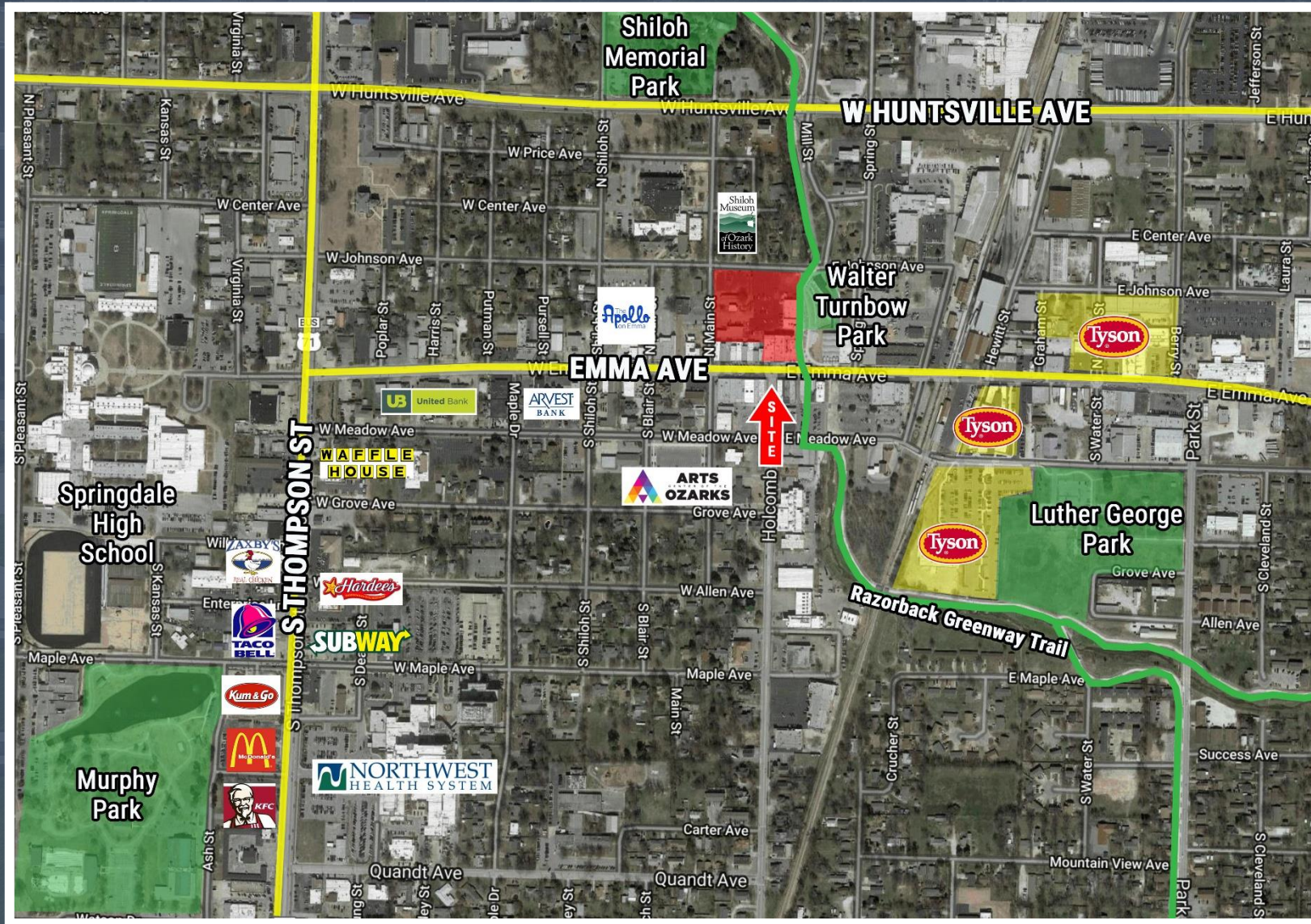
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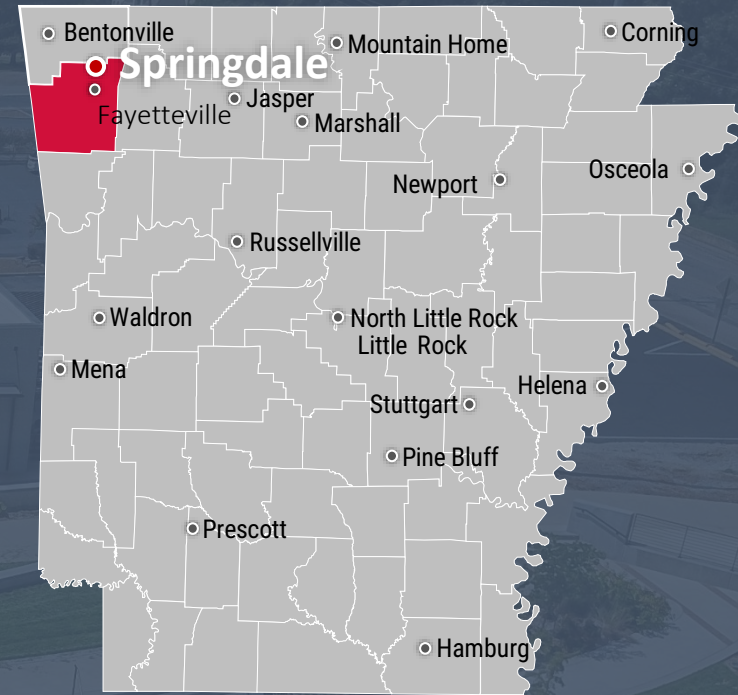
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The city of Springdale is a diverse and friendly community. As the fourth-largest city in the state of Arkansas, Springdale has almost 80,000 residents and is located in Washington and Benton counties in the northwest corner of the state at the foothills of the Ozark Mountains.

Downtown Springdale is a major hub for the regional rail system and passenger rail in Northwest Arkansas while also providing plenty of opportunity to shop, grab a drink, or sample authentic food from our diverse community.

Springdale is home of the Shiloh Museum, Tyson Headquarters and the Arkansas Naturals MiLB team.



DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



261,608

Population

96,887

2019 Households

35.0

Average Age (2019)

\$83,232

Average Household Income

6,689

Businesses (2019)

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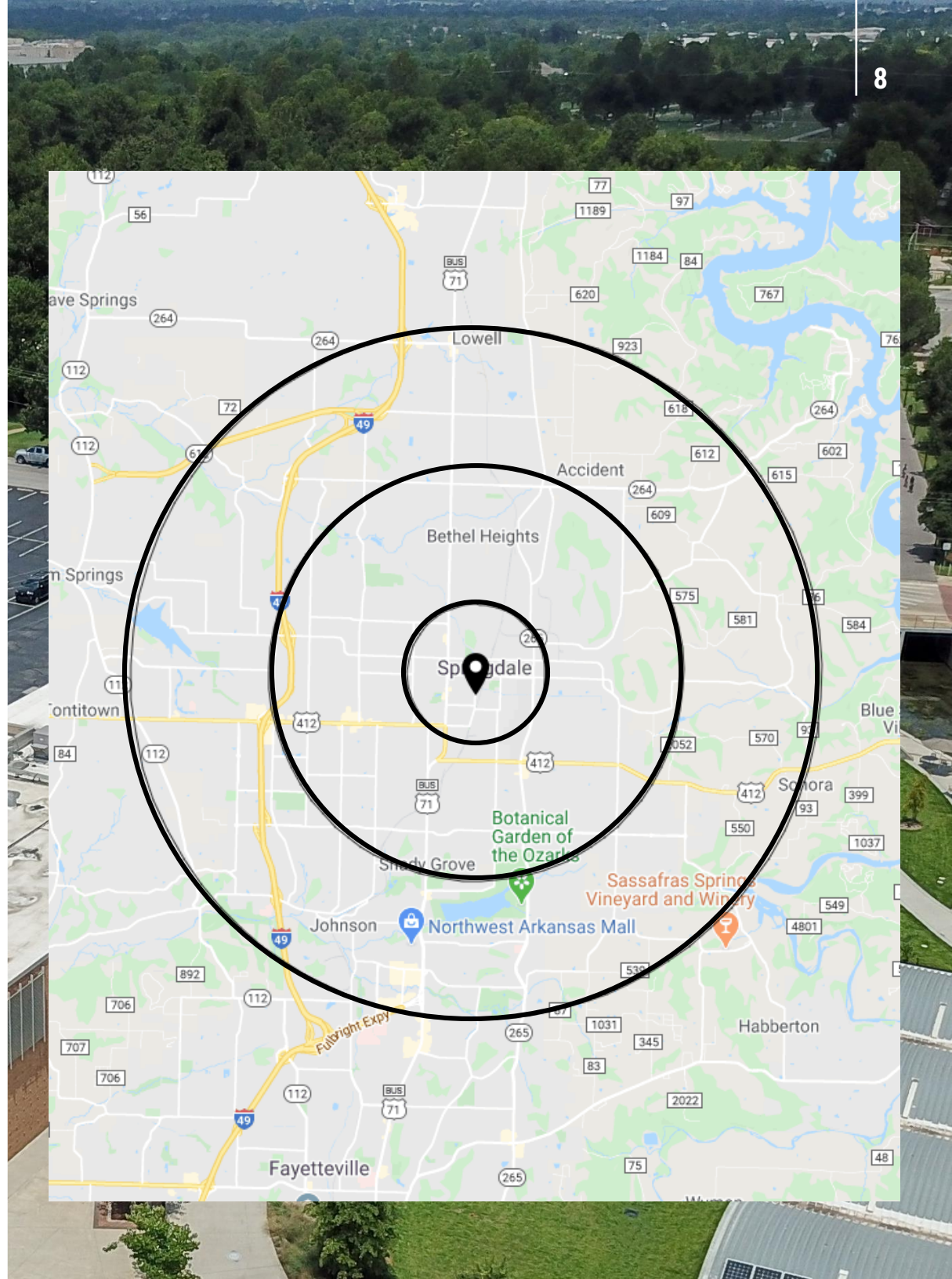
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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
ESTIMATED POPULATION	9,333	67,808	99,106
MEDIAN AGE	33.4	34.0	34.8
FEMALE MEDIAN AGE	34.5	34.9	35.8
MALE MEDIAN AGE	32.3	33.0	33.8
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
ESTIMATED HOUSEHOLDS	3,024	21,752	33,886
ESTIMATED AVERAGE HH INCOME	\$46,139	\$62,706	\$74,157
BUSINESS	1 MILES	3 MILES	5 MILES
ESTIMATED TOTAL BUSINESS	537	1,752	2,848
ESTIMATED TOTAL EMPLOYEES (FTEs)	12,766	39,761	64,440



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