

3409 ELM SPRINGS RD, SPRINGDALE

±2,319 SF OFFICE SPACE FOR LEASE

KYLE CONRAD
BROKERAGE ASSOCIATE
479.462.4828
KYLE@FOCUSCREGROUP.COM


FOCUS
COMMERCIAL REAL ESTATE

AUGUST WENDT
OFFICE SPECIALIST
479.295.1869
AUGUST@FOCUSCREGROUP.COM



I-49: 95,000 VPD

AZTECA

Walmart
Supercenter

I-49: 95,000 VPD

TACO
BELL

W
WHATABURGER

SITE

Elm Springs Rd. 33,000 VPD

EXECUTIVE SUMMARY

Located at 3409 Elm Springs Road in Springdale, Suite B offers $\pm 2,319$ -square-foot office space offers nine private offices, a conference room, and a functional layout well suited for a variety of professional users. The property is conveniently positioned just 0.5 miles from Interstate 49 and benefits from excellent visibility along Elm Springs Road, which carries approximately 33,000 vehicles per day. The space is available with a three- to five-year lease term.

3409 ELM SPRINGS RD, SPRINGDALE

PROPERTY HIGHLIGHTS

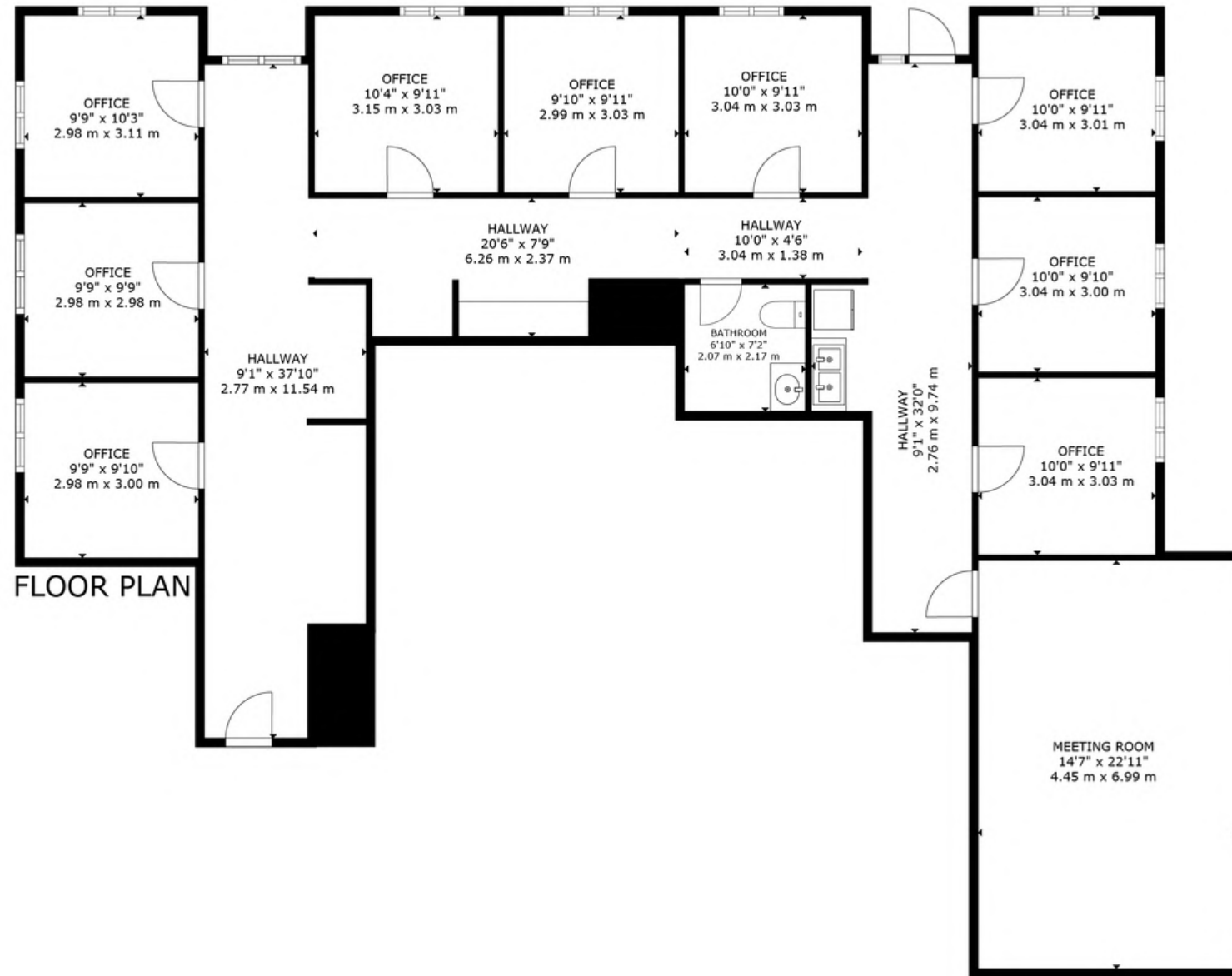
SUITE B: $\pm 2,319$ SF
AVAILABLE

\$18.50 PSF
ASKING RENT

MODIFIED GROSS
LEASE TYPE

[VIRTUAL TOUR](#)

FLOOR PLAN



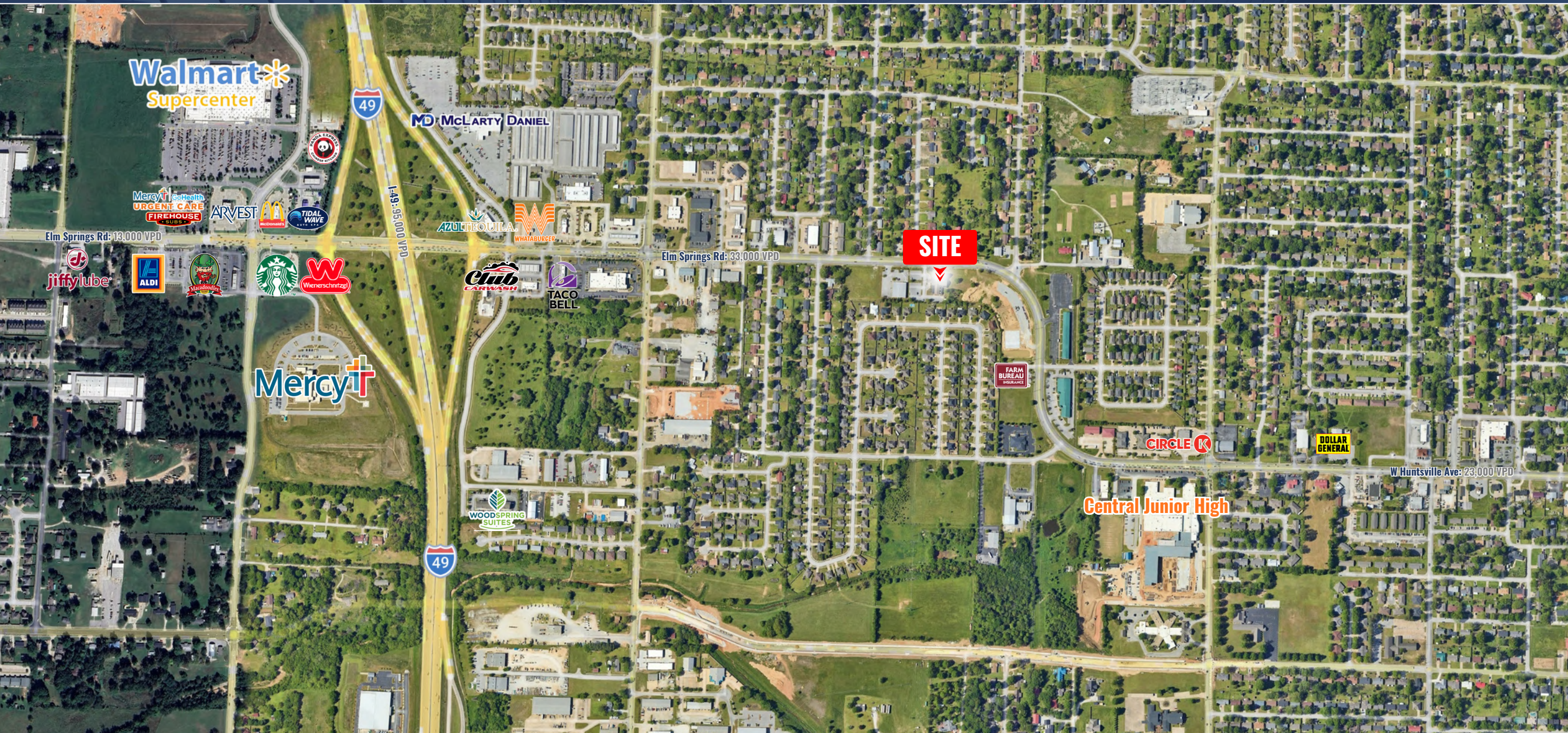
INTERIOR PHOTOS



3409 ELM SPRINGS RD, SPRINGDALE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL MAP VIEW



3409 ELM SPRINGS RD, SPRINGDALE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

3409 Elm Springs Rd, Springdale, Arkansas, 72762

Ring: 3 mile radius

KEY FACTS



57,981

Population



33.8

Median Age



19,995

Households

\$59,684

Median Disposable Income

EDUCATION

19%

No High School Diploma



30%

High School Graduate



22%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$74,632

Median Household Income



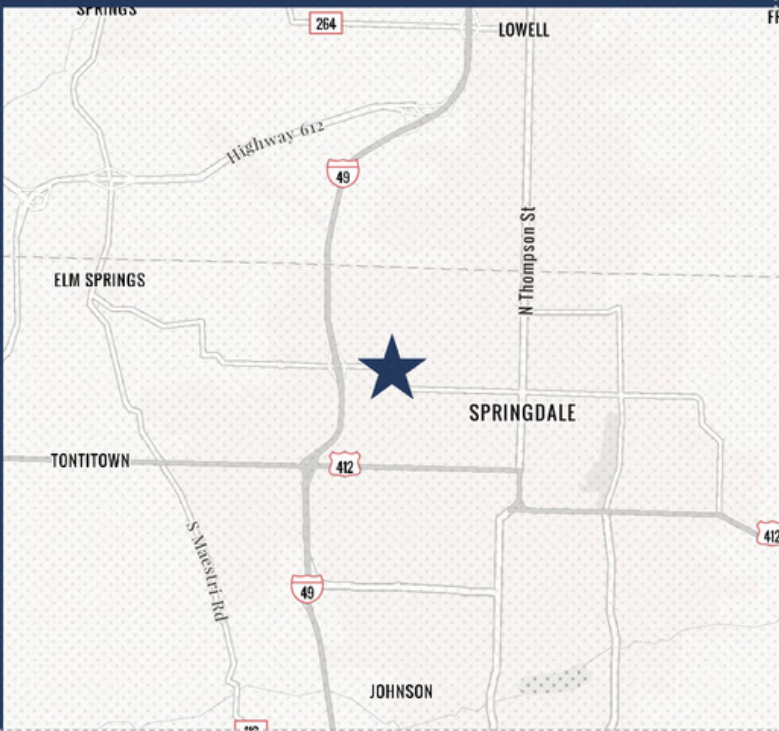
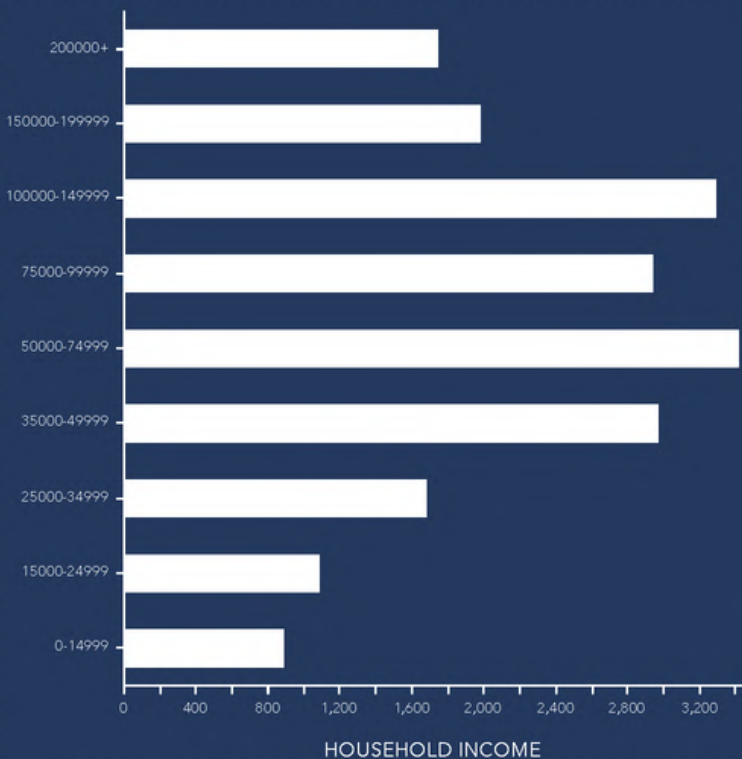
\$34,918

Per Capita Income



\$164,439

Median Net Worth



EMPLOYMENT



White Collar

55%



Blue Collar

31%



Services

13%

4.4%

Unemployment Rate

CONTACT US



KYLE CONRAD
BROKERAGE ASSOCIATE
479.462.4828
KYLE@FOCUSCREGROUP.COM

Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.



AUGUST WENDT
OFFICE SPECIALIST
479.295.1869
AUGUST@FOCUSCREGROUP.COM

August Wendt serves as an Office Specialist at Focus Commercial Real Estate, supporting Tenant and Landlord representation across Northwest Arkansas's office market. With a focus on market research, client service, and deal coordination, he helps clients navigate the leasing process with confidence and clarity. Known for his attention to detail and proactive approach, August stays attuned to market trends to deliver strategic, well-informed solutions that align with his clients' business goals.

