

+/- 1,350 SF OF RETAIL SPACE FOR LEASE



1223 U.S. 412

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Class-A Retail Space for Lease on Highway 412 in Siloam Springs, AR. This highly visible $\pm 1,350$ SF retail storefront is positioned directly along the Highway 412 corridor with approximately 29,000 vehicles per day offering exceptional exposure and easy access for customers. The current layout of the space makes it ideal for a salon or barbershop with multiple workstations. It also features an ADA-compliant restroom, a dedicated fitting room, and two additional storage closets, providing an efficient and flexible layout for a wide range of retail users. Delivered in turnkey condition, this property is ideal for a high-quality retail, boutique, or service tenant seeking a strong presence. Surrounded by established national retailers including Walmart Neighborhood Market, KFC, Sonic Drive-In, AutoZone, Taco Bell, and O'Reilly Auto Parts, this location benefits from consistent traffic and built-in consumer demand.

PROPERTY HIGHLIGHTS

- +/- 1,350 SF of Class-A Retail Space
- Turnkey condition, ideal for a high-quality retail tenant, salon, or barbershop
- ADA Compliant Restrooms
- Excellent visibility with approx. 29,000 VPD

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,350 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,134	7,234	8,831
Total Population	6,382	20,890	25,319
Average HH Income	\$75,702	\$80,867	\$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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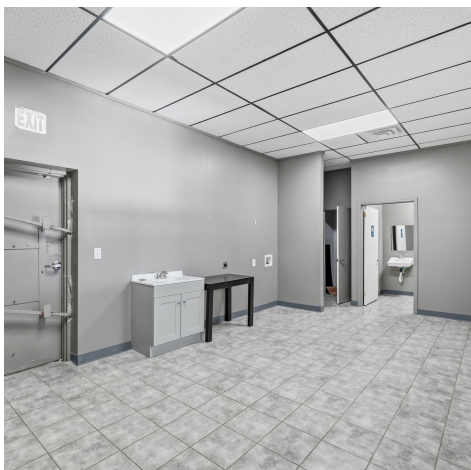
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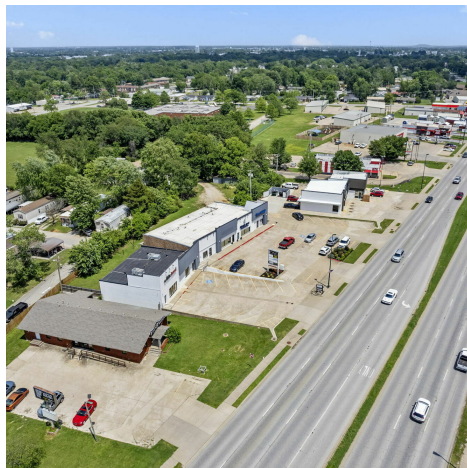
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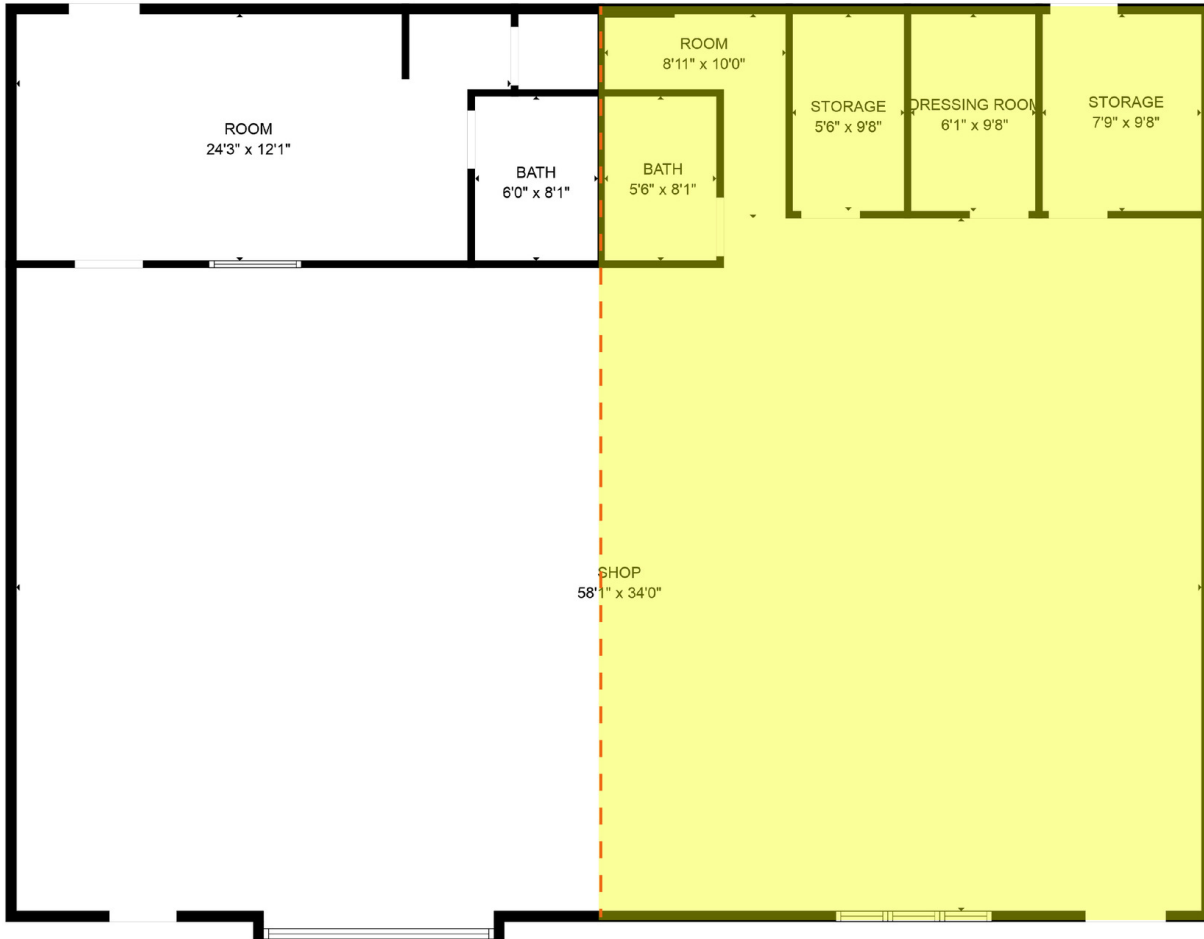


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Suite 1

Suite 2



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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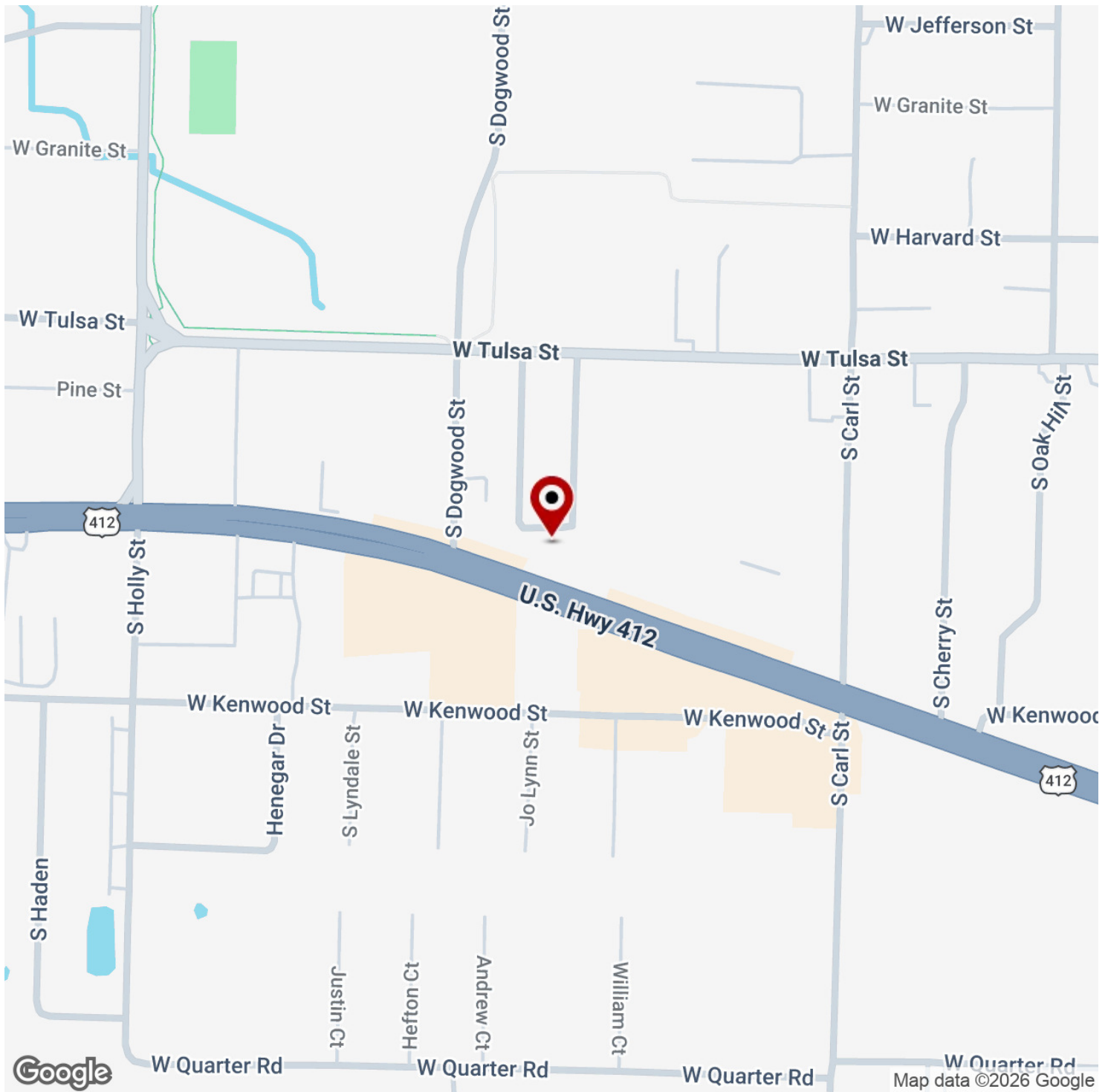
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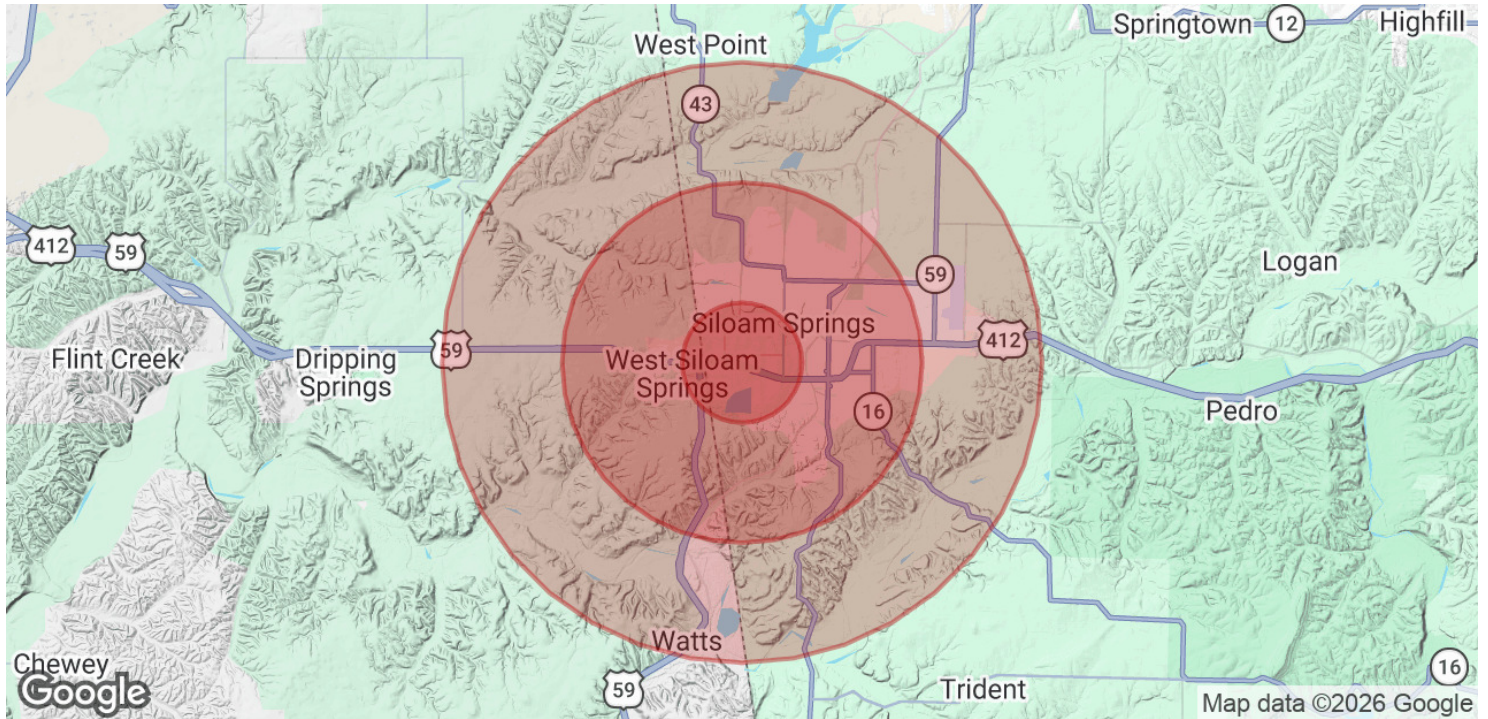
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,382	20,890	25,319
Average Age	35	36	37
Average Age (Male)	34	35	35
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,134	7,234	8,831
# of Persons per HH	3	2.9	2.9
Average HH Income	\$75,702	\$80,867	\$80,946
Average House Value	\$244,557	\$279,133	\$295,609

2020 American Community Survey (ACS)

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