



For Sale

sears



Price: \$1,512,675
Price Per SF: \$ 25.00
Building Size: 60,507 SF
Site Size: 7.08 Acres
Property Format: Former K-Mart
Zoning: C-2 General Business
Parking Spaces: 296
Year Built: 1980

Building Dimensions: 240 Ft. Wide 224 Ft. Deep
Building Configuration: Freestanding
Ownership: Ground Lease
Adjacent Developments:
North: Panda Chinese Restaurant
South: Bank of America & Goodwill Store
East: Harp's Store & Movie Theatre
West: O'Reilly's Auto Parts & Dollar General

Property Highlights

- 60,507sf +/- former K-Mart Store
- 7.08 Acres of Land on Ground Lease
- Freestanding Building with Plenty of Parking
- Great busy location on US Hwy 412 (30,000vpd)
- Fast growing city in northwest, Arkansas.
- Neighboring businesses include Harp's Grocery, O'Reilly's Auto Parts, Walgreens, several banks and Harp's Corporate Offices.

**3142 W. Sunset Ave,
Springdale, Arkansas**

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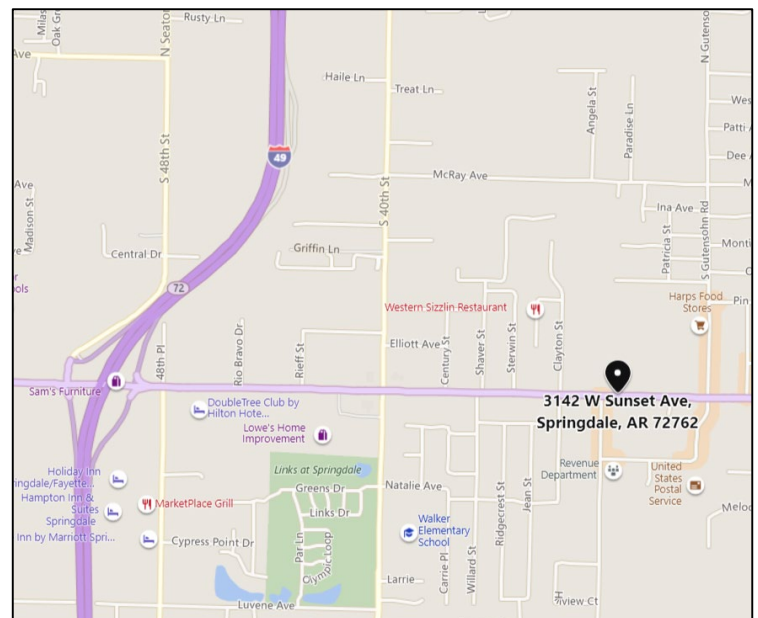


DEMOGRAPHIC SUMMARY (2018 est.)

	1 mile	3 mile	5 mile
POPULATION	13,935	60,940	98,137
HOUSEHOLD	4,971	21,198	33,574
AVERAGE HH INCOME	58,478	75,596	78,373
MEDIAN AGE	32.7	31.4	30.9

TRAFFIC COUNTS

W. Sunset Ave (US Hwy 412) 30,000 VPD (2017 Avg)



DISCLAIMER

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