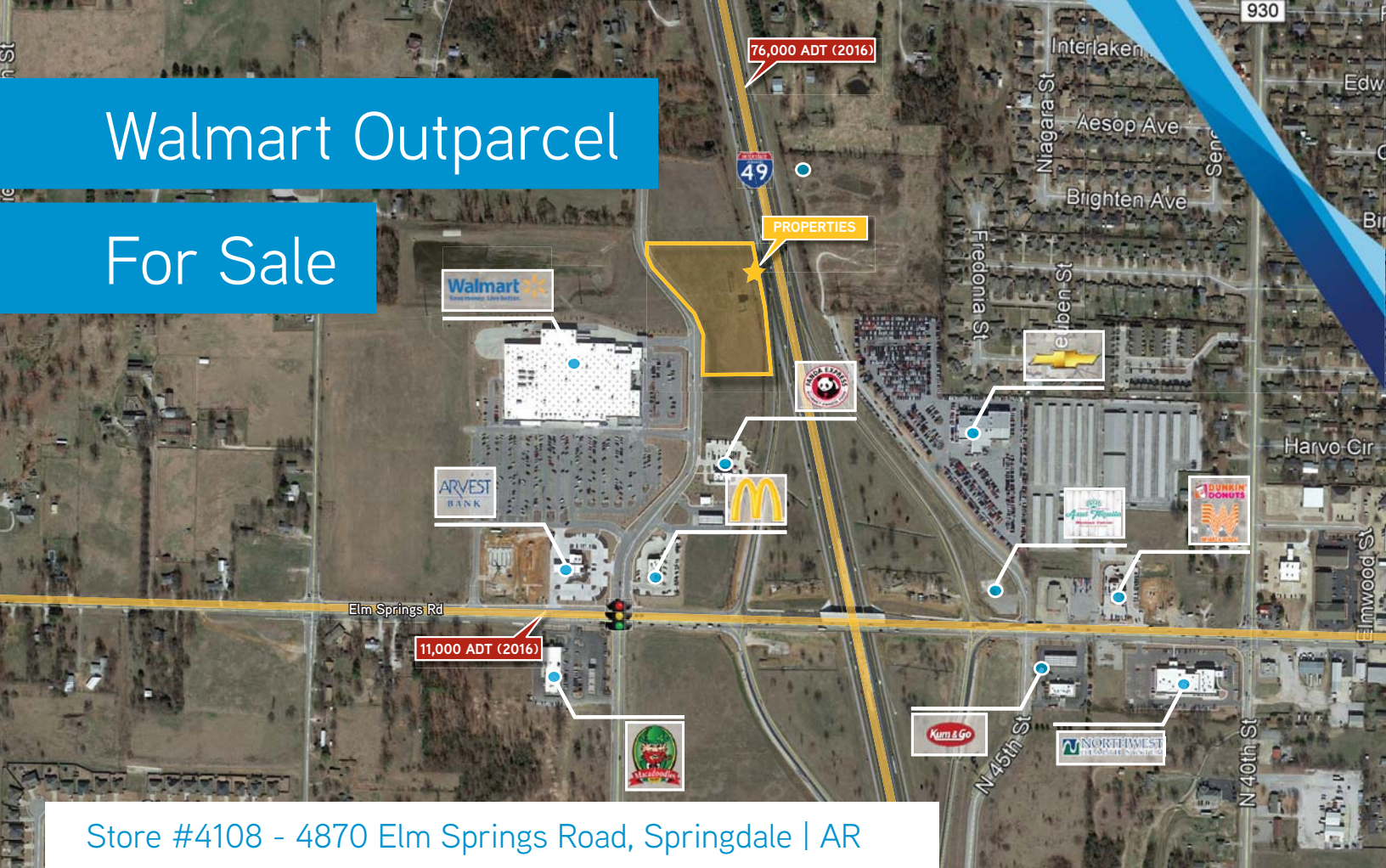


# Walmart Outparcel For Sale



Store #4108 - 4870 Elm Springs Road, Springdale | AR

Lot 10 includes 4.57 +/- acres located in a high growth area in Springdale and surrounded by major retailers. Great visibility with I-49 frontage. Perfect spot for retail, medical, or offices.

Contact:

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## Area Demographics

|                                       | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------------------|----------|----------|----------|
| Population (2017)                     | 6,009    | 40,095   | 92,036   |
| Projected Population (2022)           | 6,469    | 43,540   | 100,540  |
| Average Household Income (2017)       | \$63,548 | \$67,111 | \$67,005 |
| Proj. Average Household Income (2022) | \$69,841 | \$75,128 | \$75,294 |
| Households (2017)                     | 1,966    | 13,733   | 30,775   |

\$2,645,000 (\$13.29 PSF)



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