

FOR SALE | INVESTMENT OPPORTUNITY

# EAST SHAVER

SHAVER STREET | SPRINGDALE, AR



CUSHMAN &  
WAKEFIELD

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SUNSET AVE

# HIGHLIGHTS

## EAST SHAVER | SPRINGDALE, AR



### PROPERTY HIGHLIGHTS

- Sale Price: \$140.00/SF
- Total SF: 23,071
- Flex warehouse investment opportunity
- Buildings may be sold individually; inquire for more information
- Lease information provided with signed confidentiality agreement
- Close to I-49 & U.S. Hwy 71
- Located off Sunset Ave
- High traffic Counts of 34,000 VPD

### DEMOGRAPHICS

WITHIN 5 MILES



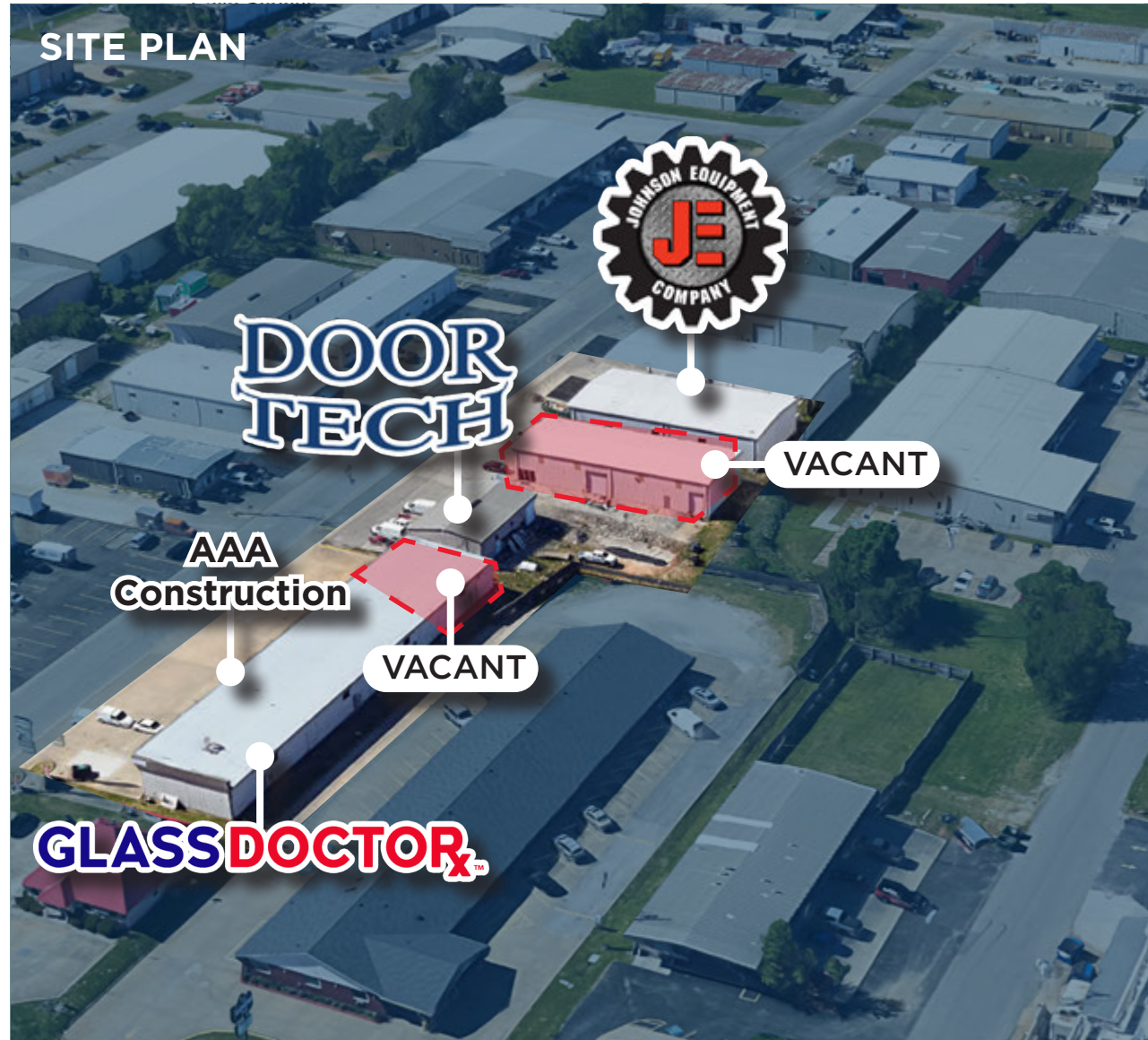
112,541  
POPULATION



\$69,622  
MEDIAN HH INCOME

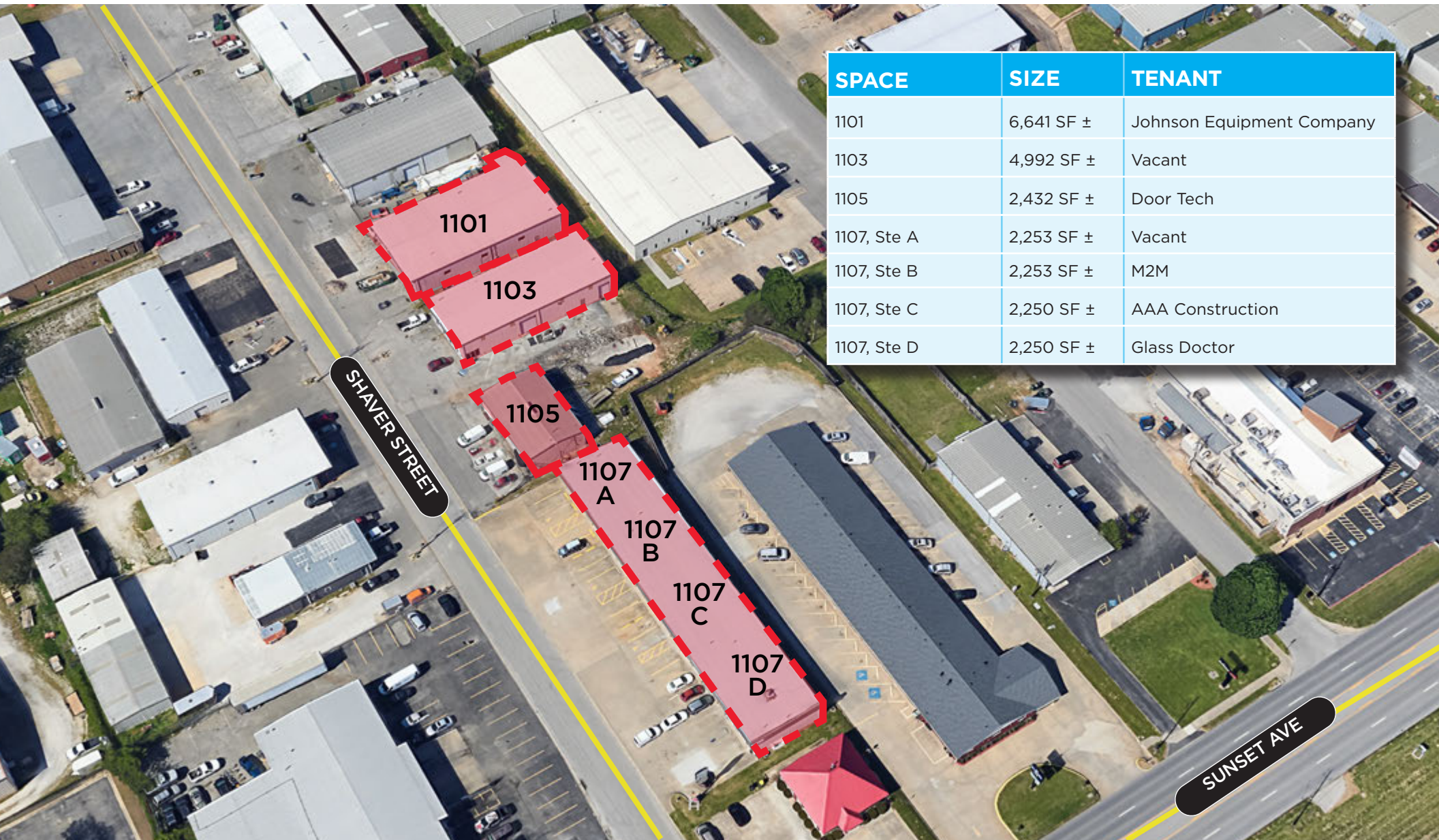


4,612  
BUSINESSES



# SITE PLAN

## EAST SHAVER | SPRINGDALE, AR



SPACE	SIZE	TENANT
1101	6,641 SF ±	Johnson Equipment Company
1103	4,992 SF ±	Vacant
1105	2,432 SF ±	Door Tech
1107, Ste A	2,253 SF ±	Vacant
1107, Ste B	2,253 SF ±	M2M
1107, Ste C	2,250 SF ±	AAA Construction
1107, Ste D	2,250 SF ±	Glass Doctor

# EXTERIOR PHOTOS

## EAST SHAVER | SPRINGDALE, AR



1101



1103



1105



1107



# AERIAL EAST SHAVER | SPRINGDALE, AR





**FOR MORE INFORMATION, CONTACT:**



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