

FOR SALE | INVESTMENT OPPORTUNITY

# WEST SHAVER

SHAVER STREET | SPRINGDALE, AR



CUSHMAN &  
WAKEFIELD

sage  
PARTNERS





# HIGHLIGHTS

## WEST SHAVER | SPRINGDALE, AR



### PROPERTY HIGHLIGHTS

- Sale Price: \$125.00/SF
- Total SF: 20,989
- 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

## WEST SHAVER | SPRINGDALE, AR



SPACE	SIZE	TENANT
1102 A	4,834 SF ±	Lease Pending
1102 B	5,083 ±	Occupied Until 11.30.23
1104 A	5,016 SF ±	Tencarva Machinery Company
1104 B	1,006 SF ±	911 Restoration
1106 A	2,121 SF ±	911 Restoration of NWA
1106 B	2,929 SF ±	Vacant



# EXTERIOR PHOTOS

## WEST SHAVER | SPRINGDALE, AR



1102 A



1106 A



1106 B



1104 A





## WEST SHAVER | SPRINGDALE, AR







**FOR MORE INFORMATION, CONTACT:**



**STEPHANIE FARMER**

[sfarmer@sagepartners.com](mailto:sfarmer@sagepartners.com)

Direct: 479 845 3022

Office: 479 845 3000

**CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE**

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.



**CUSHMAN &  
WAKEFIELD**

**sage**  
PARTNERS