



**BLACK BEAR**  
REAL ESTATE & DEVELOPMENT

## Cross Property Public Full

[809 E Emma Ave Unit #B, Springdale, AR 72764](#)

COM LEAS



Sub Type:	<b>Retail</b>	Lease:	<b>\$15/\$15.02</b>
DOM:	<b>0</b>		
ML#:	<b>1272148</b>	Active:	<b>Active</b>
County:	<b>Washington</b>	Deposit:	<b>\$2,000</b>
Bldg Type:	<b>Multi-Tenant Building</b>	Yr Blt:	
Proj Name:	<b>The Landing</b>	Park #:	
NNN:	<b>2.02</b>	GBA:	<b>1,518</b>
Min Term:	<b>36</b>	Date Avail:	<b>06/01/2024</b>
Lse Type:	<b>Triple Net Lease</b>	Traffic Cnt:	
LP/GBA:	<b>\$15.02</b>	Site Size:	
Exist Use:	<b>Nail salon</b>		
Potential Use:	<b>Retail</b>		
Location:	<b>Central Business District, Near Trails, Neighborhood Business (Near Greenway Trails)</b>		
Tenant Pays:	<b>Ele, Insur, Taxes, W&amp;Sw</b>		

### Commercial Building

Sidewall:		Climate Cntrl:		In City Limit:	<b>Yes</b>
Tenant Taxes:	<b>640</b>	Tenant Ins:	<b>2,423</b>	Tenant POA:	
CAM Amount:		Sign Allowed:	<b>Yes</b>	Sublet Allwd:	<b>No</b>
Finish Out Allw:		Space Avail:		Mini Div:	<b>1,518</b>
Age:	<b>Unk</b>	Lease Term (# of Month):		Vacant:	<b>No</b>
Disabled Access:		Outside Storage:	<b>No</b>		
Location/Trail:	<b>Central Business District, Near Trails, Neighborhood Business (Near Greenway Trails)</b>				
Public Remarks:	<b>Come be a part of the Downtown Springdale revitalization! This 1,518 sq ft retail space has great visibility from Emma Ave and sits right in the middle of the action - the Market Center of the Ozarks and the new Springdale Senior Center are being built next door! This space was completely remodeled in 2021 and features LVP flooring. Agent owned.</b>				
Directions:	<b>Head north on US-71 BUS N/S Thompson St. Turn right onto W Emma Ave. Destination will be on your right in one mile.</b>				

Information deemed reliable, but not guaranteed.

Prepared By: Payton Parker , Black Bear Real Estate & Development

Thursday, April 11, 2024 10:46 AM