

## Property Summary



# 1710 S Powell St

Springdale, Arkansas 72764

## Property Highlights

- 3 Year Minimum Lease Term
- 48,000 SF Office Warehouse
- Equipped with 3 Phase 440 Amp Power Supply
- 7 Loading Docks
- 1 Drive In Door
- 50+/- Parking Spaces
- Fully Sprinklered
- Heated and Insulated Warehouse
- Office Area 8,500+/-
- Building Dimensions 480 x 100
- Clear Heights: 16 Ft at Sidewall 18 Ft at Eve
- Column Spacing: 49 X 24

### OFFERING SUMMARY

Available SF	48,000 SF
Lease Rate	\$4.25 SF/yr (NNN)
Lot Size	2.5 Acres
Building Size	48,000 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,756	\$51,388
3 Miles	60,080	\$50,529
5 Miles	95,517	\$56,484

For more information

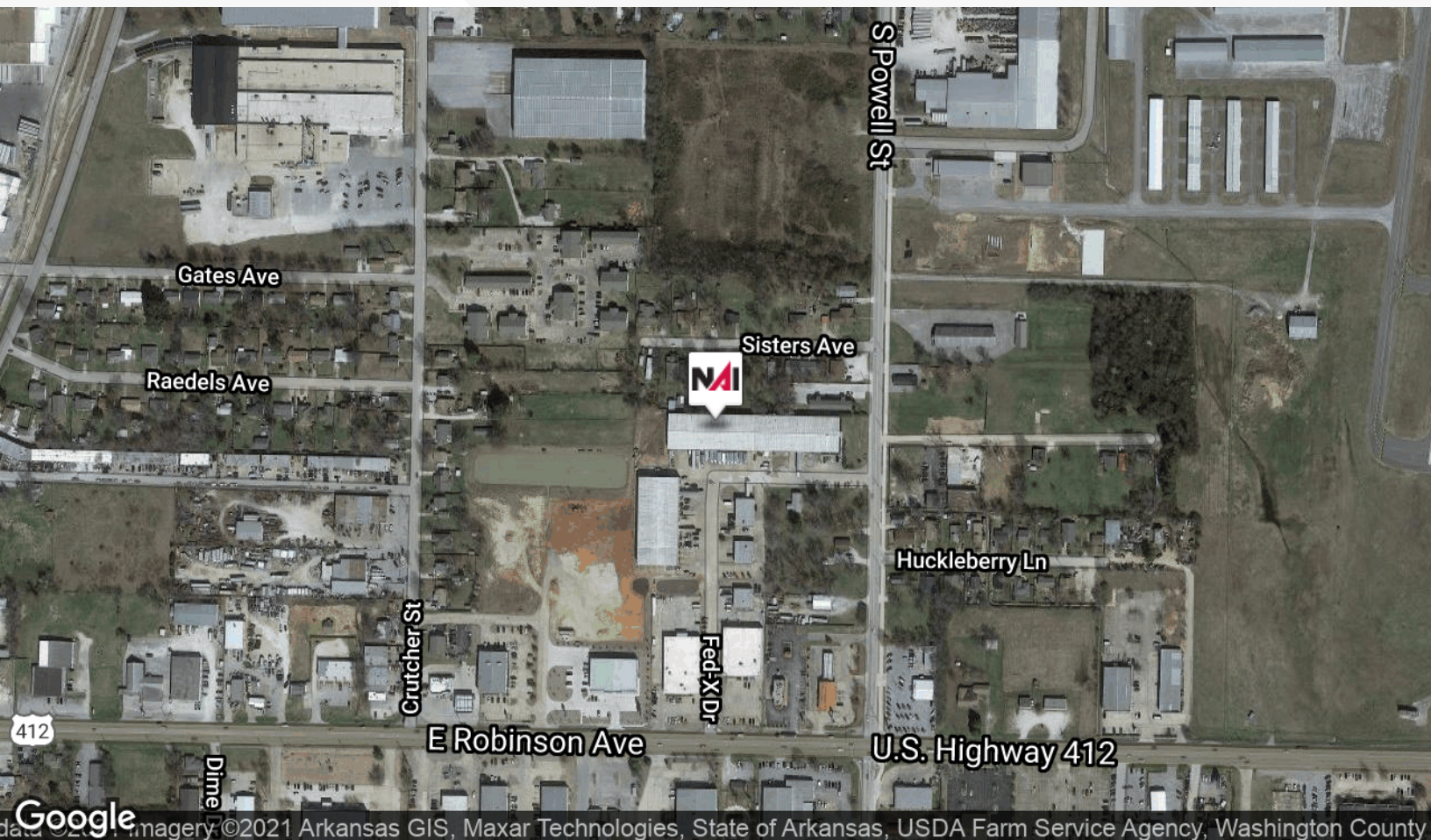
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## Location Maps

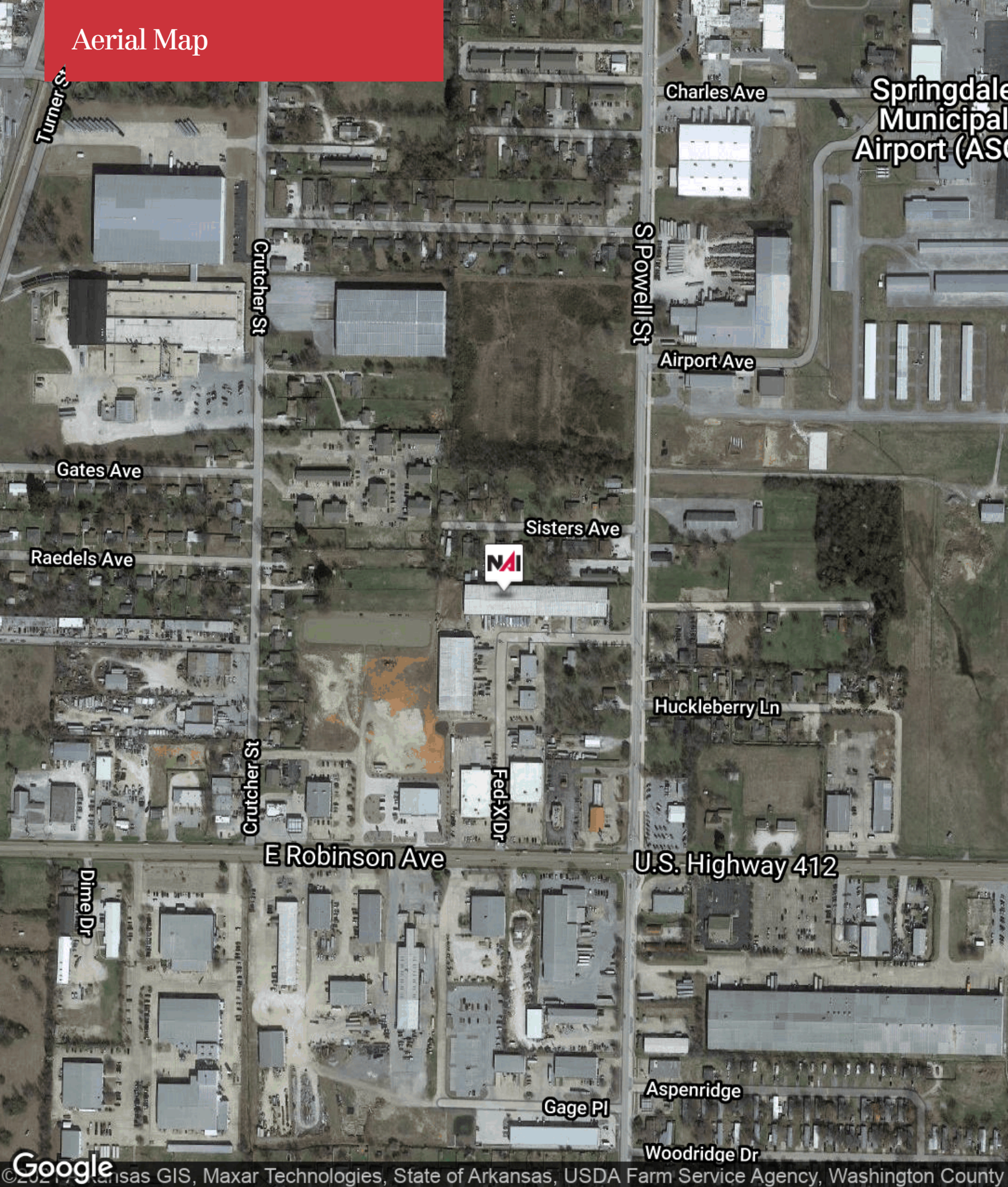








# Aerial Map



Google

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## Additional Photos





## Additional Photos







Arkansas Music Pavilion



Old Main, University of Arkansas

With four counties, 10 diverse cities, and hundreds of attractions in between, Northwest Arkansas is one of the most sought-after travel destinations in the U.S. In the last few years alone, NWA has been recognized among the coolest, hippest, most underrated and best places to live and visit. Presented here is a running list of recognitions and accolades Northwest Arkansas has recently received – along with a few interesting facts and figures peppered in for good measure...



Crystal Bridges Museum of American Art

NWA ranked No. 5 on U.S. News & World Report's list of **Best Places to Live in America** – for the third year in a row.



Northwest Arkansas named #2 **Best Cities for Jobs among Midsize Metros** and #10 among all metros 2018 by Forbes



Ozark Mountains

NWA named to **2018 10 Best Places to Raise a Family** list by Livability.com



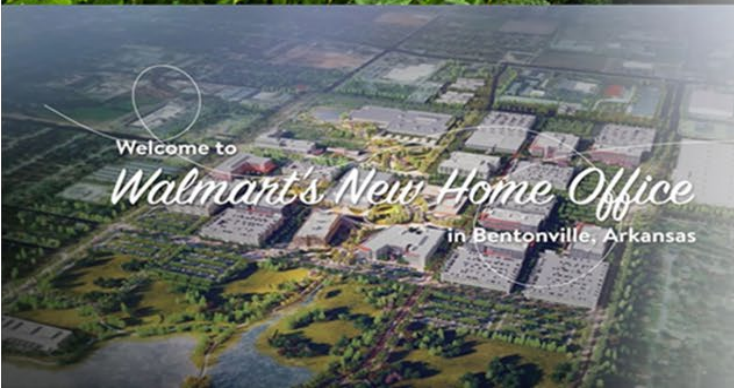
NWA makes **Top 10 Best Cities for Creatives in 2018** by SmartAsset



NWA ranks in Top 25 on **Milken's Best Performing Index** 2018



Money Magazine named **four Northwest Arkansas cities** on its list of **Best Places to Live in America** – Fayetteville, Rogers, Springdale and Siloam Springs.



Fayetteville among the **25 Best Cities in the US for Millennials** by CNBC, 2017







**Northwest Arkansas' craft brew production is on the rise!** With 14 breweries (at last count) in Benton and Washington Counties alone, reports from our friends at the Northwest Arkansas Council show that producers made nearly 14,000 barrels of beer in 2017 – up 23% last year – that's 3.4 million pints!

Thanks to solid investment by NWA cities and other partners, our regional trail systems are getting more and more impressive literally each and every day. **A recent study reports that last year our trails network drove \$137 Million into Northwest Arkansas' economy.** It's driving tons of visitors here, too – from the I-49 corridor to Eureka Springs and beyond.



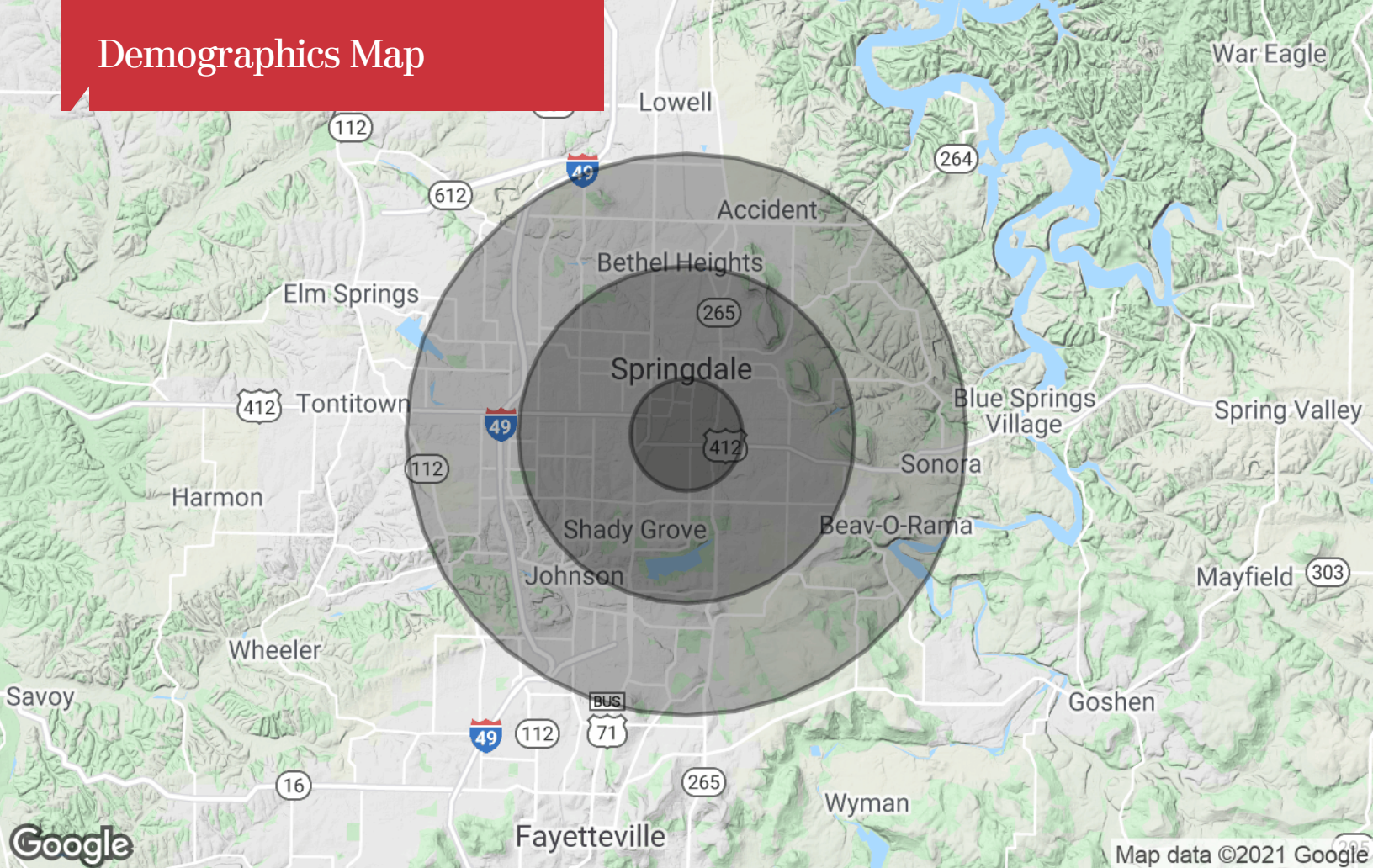
And speaking of economic impact, another recent study found that **the arts and culture industry in Northwest Arkansas is generating more than \$130 million in economic activity.** Bentonville's **Crystal Bridges** continues to awe and inspire visitors from home and around the world, and coming soon will be the museum's new multi-disciplinary space for visual and performing arts, known as **The Momentary**.

At the **Walmart AMP**, the state's largest outdoor live music amphitheater, the nation's top music acts continue to entertain sold-out audiences from near and far.





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,756	60,080	95,517
MEDIAN AGE	27.5	29.0	30.8
MEDIAN AGE (MALE)	26.6	28.1	29.9
MEDIAN AGE (FEMALE)	28.7	30.1	32.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,738	19,975	33,705
# OF PERSONS PER HH	3.2	3.0	2.8
AVERAGE HH INCOME	\$51,388	\$50,529	\$56,484
AVERAGE HOUSE VALUE	\$133,733	\$157,634	\$191,151

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	67.8%	70.0%	76.0%
% BLACK	2.4%	2.5%	2.4%
% ASIAN	1.7%	1.9%	2.0%
% HAWAIIAN	3.8%	5.4%	4.1%
% INDIAN	1.6%	0.9%	0.7%
% OTHER	26.5%	24.8%	18.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	41.1%	38.7%	30.3%

\* Demographic data derived from 2010 US Census





## Randy L. Crossno, CCIM

### Principal

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in NW Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office, and mixed use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers, and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.

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## NAICapstone

Capstone Commercial Advisors, LLC is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trusts (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

### Brokerage

Full service real estate representation and transactions

### Corporate

Capstone has extensive experience in National corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let Capstone serve as your companies' outsourced real estate department.

### Investment Services

Capstone's asset management team coordinates all aspects with in the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

### Management

Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.



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