



THE CROSSINGS

5653 Gateway Avenue | Springdale, AR



PHASE 2

New Class A Retail Development | For Lease

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Space Available: 1,800 to 5,924 SF

Use: Restaurant, Retail, Office & Entertainment

Property Highlights:

- Phase 2 and 3 now leasing of a new upscale mixed-use development including retail, restaurants, office and entertainment
- Anchored by Chick Fil A and Chipotle on W Sunset Avenue & Gene George Blvd (phase 3)
- Frontage on Highway 412 (W Sunset Avenue) and Gene George Blvd
- Close proximity to Sam's Club and Interstate 49
- Offers excellent access to I-49 north/south, Don Tyson Parkway and to Tontitown and Siloam Springs
- Abundant new developments in the area including the Children's Center for Health & Wellness, Highlands Oncology, Arkansas Children's Hospital, Arkansas Blue Cross Blue Shield regional office building and under construction UAMS Sports & Orthopedic Medicine building at 185,000 square feet.

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\$34.00 PSF NNN

Leasing Plans | Phase 2



Building 5781	SF
Suite A	2,966
Suite B	2,958
Total	5,924

Building 5747	SF
Suite A & B*	3,796
Suite C	1,880
Unik Nails	1,879
Total	8,611

*Includes 1,056-Square-Foot Patio Space

Building 5691	SF
Carpet One	3,274
Nothing Bundt Cakes	1,659
Suite D	2,051
Total	6,984

Building 5653	SF
Toasted Yolk	4,842
Radiant Eye Care	3,879
Total	8,721



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Springdale is located in Washington County at the foothills of the Ozark Mountains. The Oklahoma and Missouri state lines are a half-hour drive away. Springdale is experiencing exponential growth with new additions just south of the project including brand-new state-of-the-art Center for Children's Health & Wellness medical office building, Arkansas Children's Hospital, Highlands Oncology, Trails at Legacy apartments, Arkansas Blue Cross Blue Shield regional office and UAMS Sports & Orthopedic Medicine building at 185,000 square feet.

Major employers include Tyson Foods, Inc., George's Inc., Walmart Inc. and J.B. Hunt Transport. Many Fortune 500 companies have migrated their offices to the market to be close to Walmart, many with sizable office leases.



Northwest Arkansas has over 560,000 residents and over 627,000 visitors annually.

Demographic Summary

Radius / Drive Time	Population (2022)	Average HH Income (2022)	Median Age (2022)
1	3,964	\$102,625	37.6
3	37,712	\$93,985	35.1
5	92,475	\$90,772	33.1
10	266,744	\$94,068	32.0
20	509,964	\$97,480	34.0



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Gene George Blvd. is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Medical Mile / Care Corridor. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live. The city offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.



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Children's Center for Health & Wellness



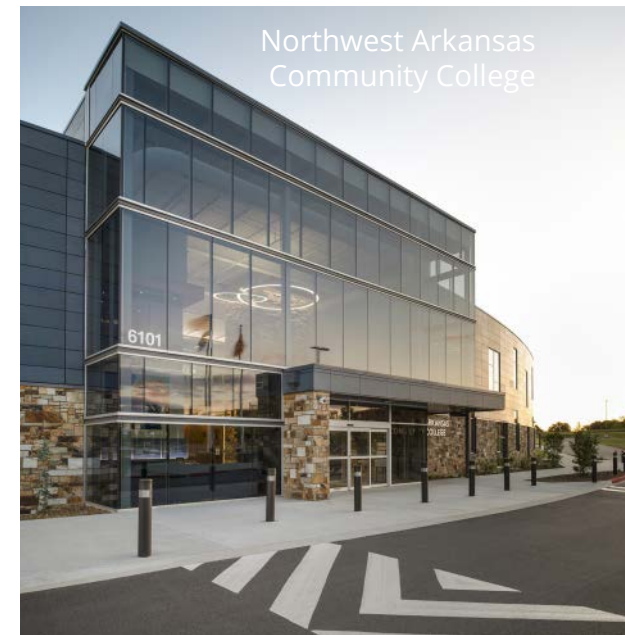
Arkansas Children's Hospital



Arkansas BlueCross BlueShield



Highlands Oncology



Northwest Arkansas Community College

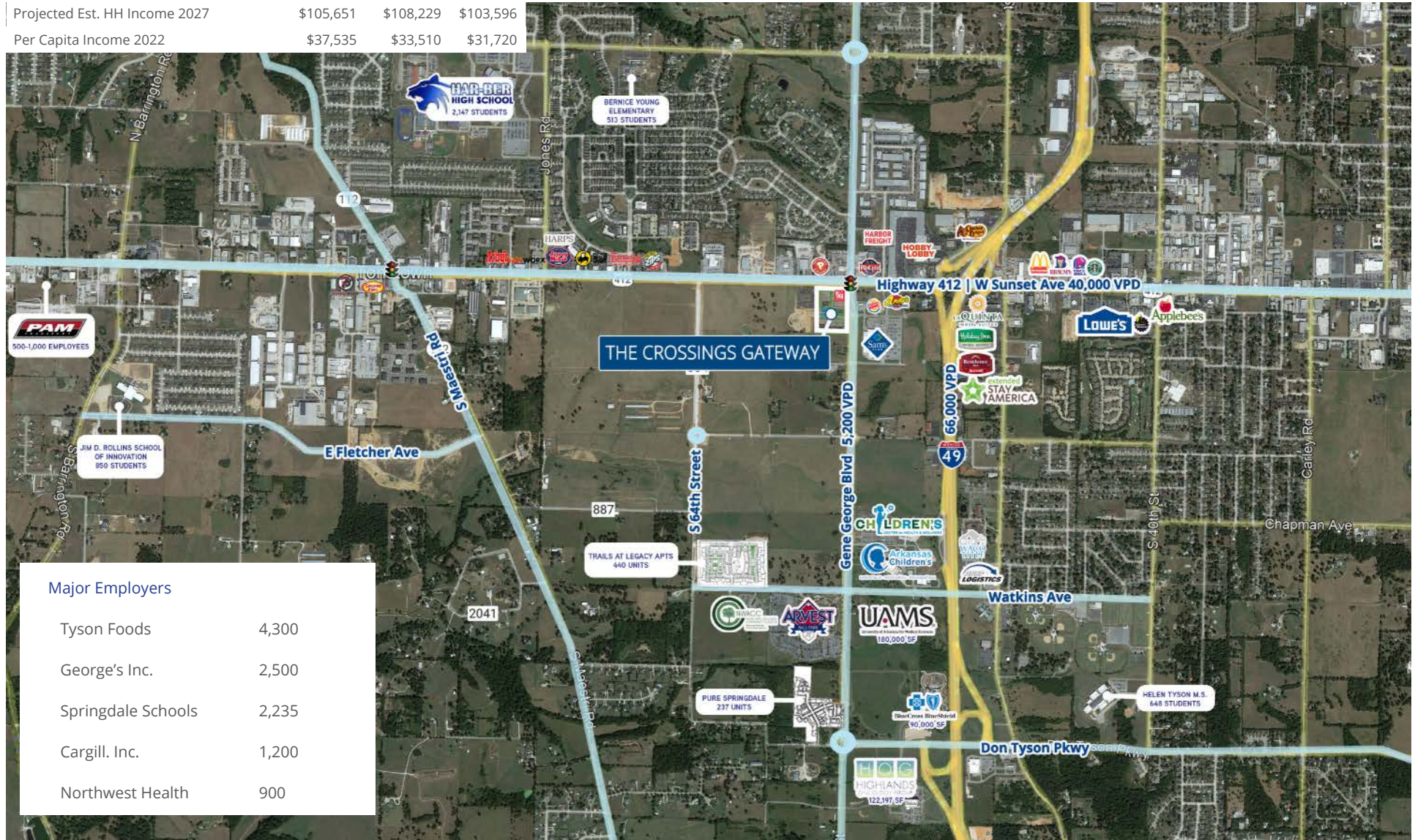
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W Sunset Ave Demographics	1 Mile	3 Miles	5 Miles
Estimated Population 2022	3,406	37,180	93,067
Projected Population 2027	4,119	39,046	97,539
Estimated HH 2022	1,343	13,116	32,929
Average Estimated HH Income 2027	\$92,505	\$94,280	\$103,596
Projected Est. HH Income 2027	\$105,651	\$108,229	\$103,596
Per Capita Income 2022	\$37,535	\$33,510	\$31,720



Major Employers

Tyson Foods	4,300
George's Inc.	2,500
Springdale Schools	2,235
Cargill, Inc.	1,200
Northwest Health	900

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