



THE CROSSINGS

5761 W Sunset Avenue | Springdale, AR



PHASE 3

New Class A Retail Development | For Lease

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New in Phase 3!



Space Available: 1,392 to 2,931 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 COMING SOON to the development 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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\$38.00 PSF NNN

Leasing Plans | Phase 3



Suite #	SF
Chipotle	2,492
Suite B	1,540
Total	4,032

Suite #	SF
Potbelly	1,510
Suite D	1,510
Total	3,020

Suite #	SF
Suite E	1,524
Suite F	1,407
Total	2,931

Suite #	SF
Suite G	1,392
Crisp & Green	2,557
Total	3,949



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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.

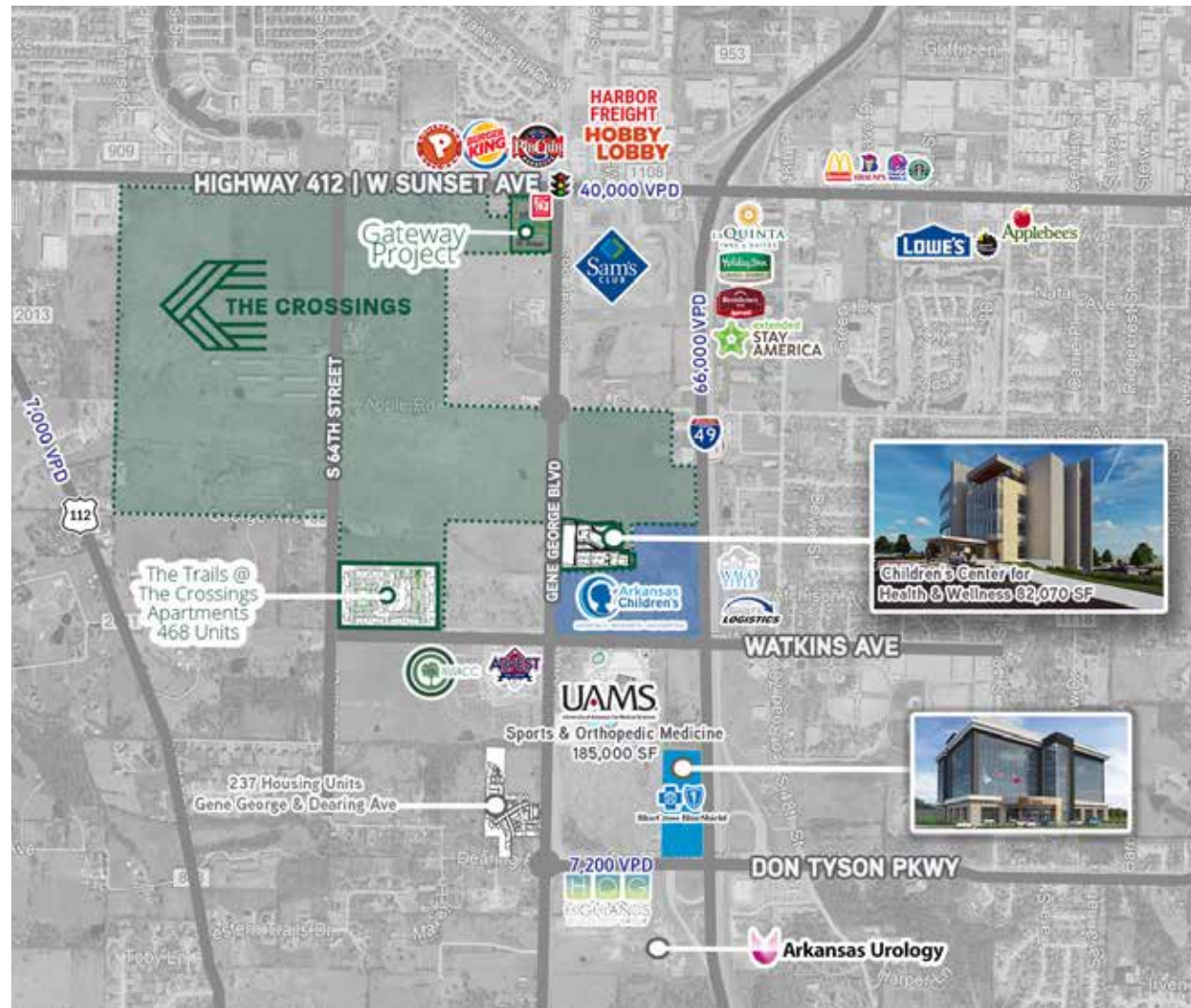
Major employers include Tyson Foods, Inc., George's Inc., Walmart Inc. and J.B. Hunt Transport. Many Fortune 500 companies have migrated their offices to the market to be close to Walmart, many with sizable office leases.



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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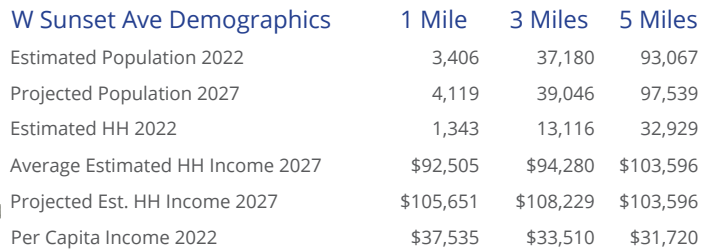


Gene George Blvd. is located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Medical Mile / Care Corridor. The corridor is poised to be the city's metropolitan area and is one of the nation's most affordable and safest areas to live.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



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