

The Colliers logo, featuring the word "Colliers" in a white serif font on a dark blue rectangular background, with a thin yellow and red horizontal stripe below it.

Colliers

RETAIL FOR LEASE

New Regional Retail Center with Highway 412 Frontage

Intersection of Highway 412 & E Main Street | Siloam Springs, AR

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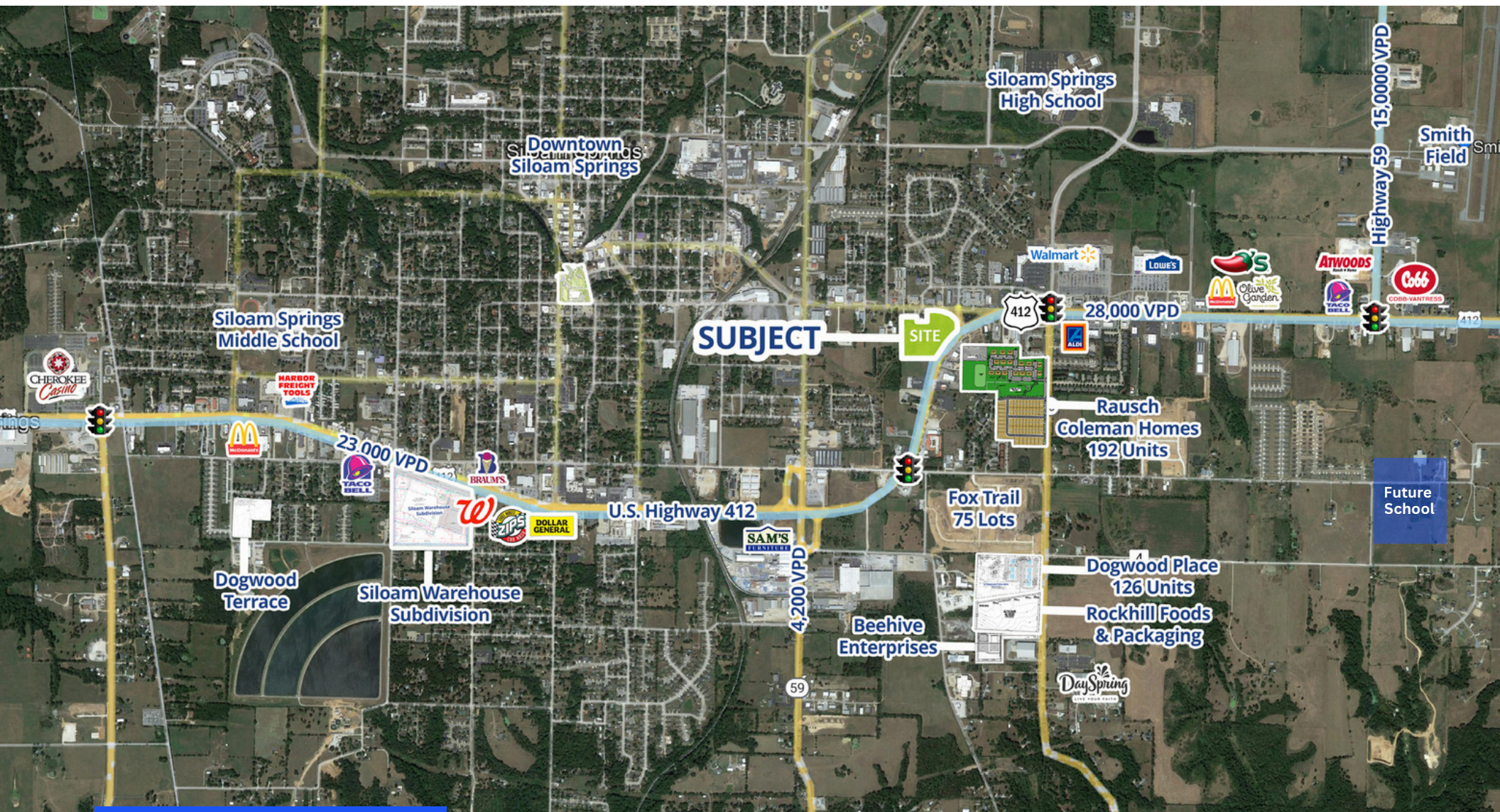


Property Overview

Colliers is pleased to offer leasing opportunities in a new retail development with prominent highway frontage at the intersection of Highway 412 and East Main Street in Siloam Springs, Arkansas. This prime location delivers exceptional exposure and access along one of the region's most heavily traveled corridors.

HWY 412 & E MAIN ST | SILOAM SPRINGS, AR

- Retail Space and Outparcels available
- Established retail corridor including Walmart, Aldi, Lowe's, Starbucks, and much more.
- Nearly 60,000 residents within a 30-minute drive time
- High traffic corridor with 28,000 vehicles per day



AREA DEMOGRAPHICS

	10 Min Drive Time	15 Min Drive Time	30 Min Drive Time
Population (2025)	22,755	29,636	53,248
Projected Population (2030)	24,726	32,593	58,782
Average HH Income (2025)	\$89,126	\$85,490	\$93,290
Households (2025)	8,056	10,681	19,473
Projected Households (2030)	8,906	11,925	21,810



Nearby Retail & Restaurants

An aerial photograph of a river winding through a lush green forest. The river features several rapids and rocky banks. Numerous people are visible, some standing on the rocks and others in the water, suggesting a recreational area for rafting and swimming. The sky is blue with scattered white clouds.

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