

**2009** **NORTH**  
**THOMPSON ST.**  
FOR SALE OR LEASE

**SPRINGDALE, AR**

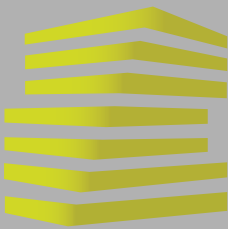


**LOCATION.**  
commercial real estate

**2009**

**AMERICAN CAR CENTER**





# 2009 N. THOMPSON ST

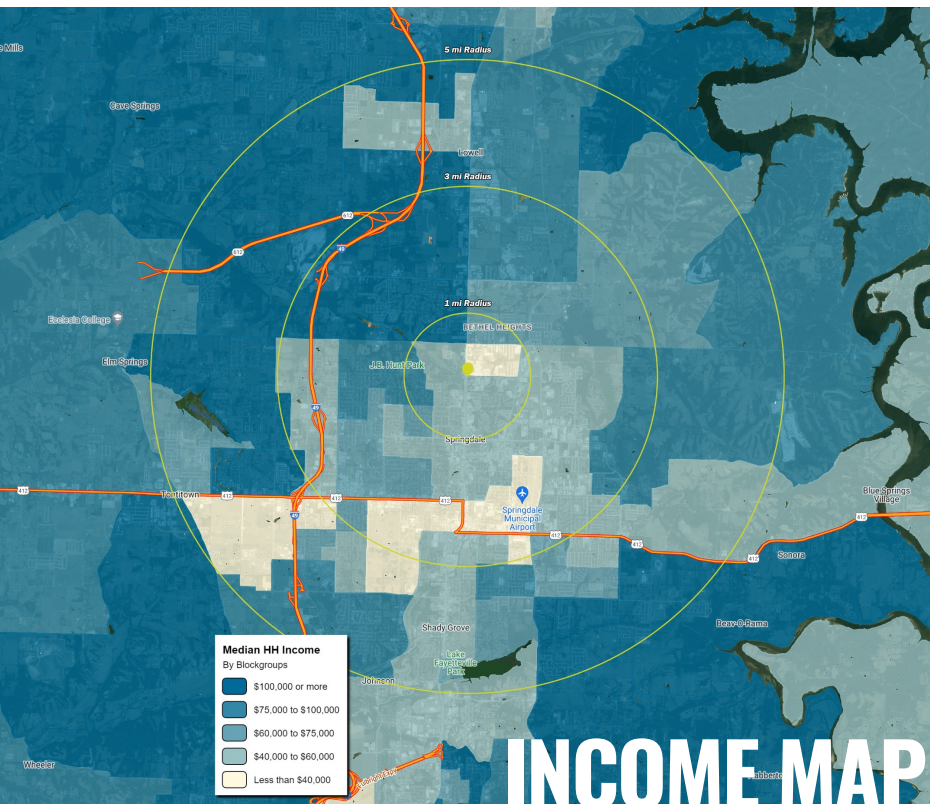
## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (DIRECT)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



Springdale is a vibrant city located in northwest Arkansas. It is the fourth-largest city in the state and serves as the county seat of Washington County. Springdale is part of the larger Fayetteville-Springdale-Rogers Metropolitan Area, commonly known as Northwest Arkansas.

Historically, Springdale began as a small agricultural community with a focus on poultry farming and apple orchards. However, in recent years, it has experienced rapid growth and development, becoming a major economic and cultural hub in the region.

One of the factors contributing to Springdale's growth is its diverse economy. The city is home to several large corporations, including Tyson Foods, the world's second-largest processor and marketer of chicken, beef, and pork products. The presence of Tyson Foods has significantly impacted the local economy and has created numerous job opportunities for residents.

In addition to the poultry industry, Springdale has a thriving business community encompassing various sectors such as healthcare, retail, manufacturing, and technology. The region's strong economy has attracted a range of companies, leading to a healthy job market and economic stability.

Education is also highly valued in Springdale. The city is served by the Springdale Public School District, which is the largest school district in the state of Arkansas. The district is known for its commitment to academic excellence and offers a wide range of educational opportunities for students.

In terms of transportation, Springdale benefits from its proximity to Interstate 49, providing convenient access to other major cities in the region. The Northwest Arkansas Regional Airport, located in nearby Highfill, offers domestic flight services, further connecting Springdale to the rest of the country.

### ANNUAL DEMOGRAPHICS

#### POPULATION



**1 MILE**  
9,824

**3 MILES**  
60,776

**5 MILES**  
107,859

#### HOUSEHOLDS



**1 MILE**  
2,907

**3 MILES**  
18,835

**5 MILES**  
35,854

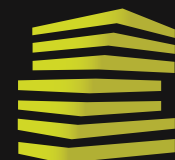
#### AVG HH INCOME



**1 MILE**  
\$75,128

**3 MILES**  
\$88,352

**5 MILES**  
\$96,932



# LOCATION.

commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

# 2009 N. THOMPSON ST

## SITE PLAN

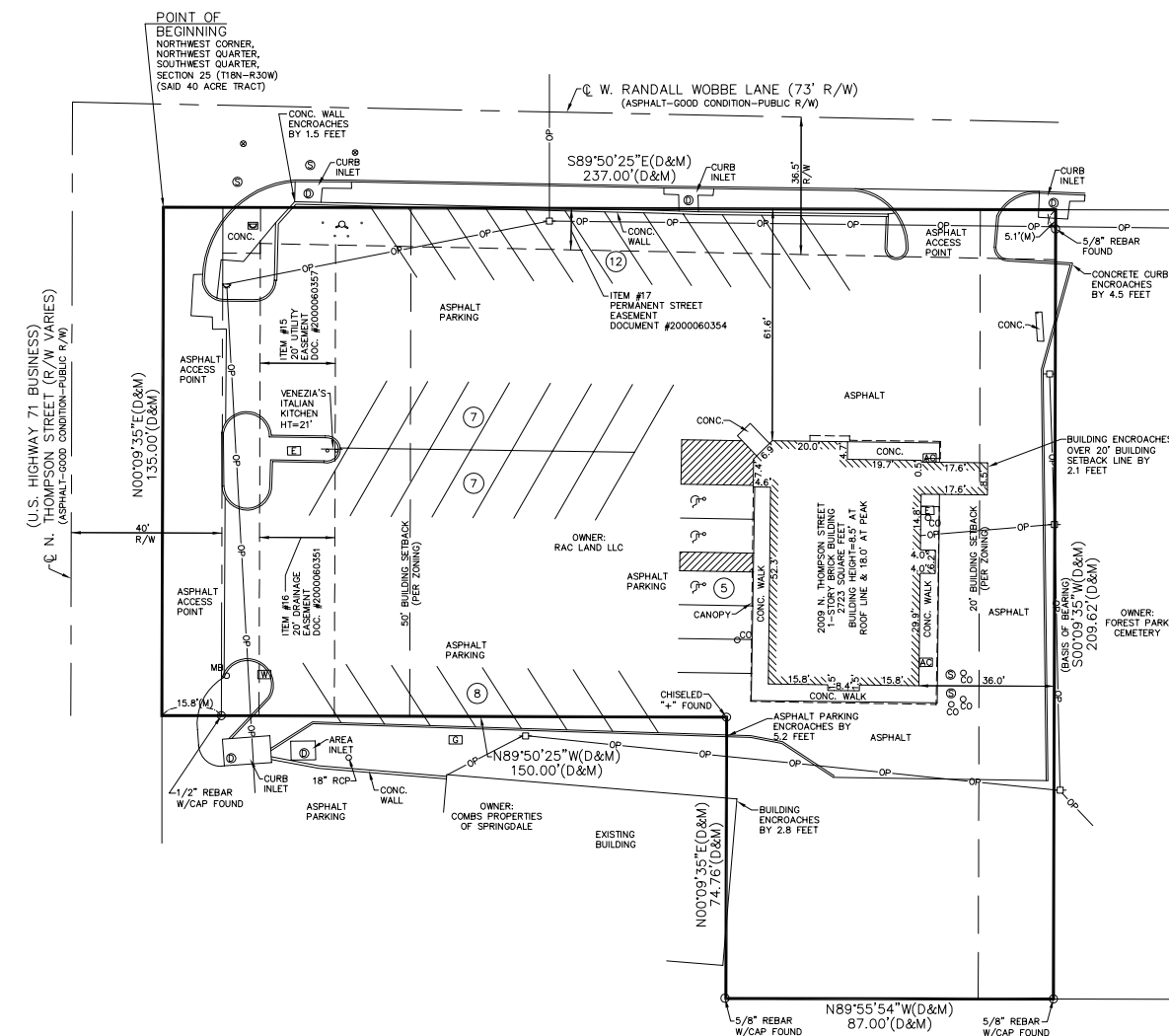
SCOTT BITNEY

314.818.1550 (DIRECT)

314.276.4673 (MOBILE)

Scott@LocationCRE.com

- .88 ACRES LOCATED AT A SIGNALIZED HARD CORNER ON HEAVILY TRAVELED BUSINESS 71
- STRONG SURROUNDING DAYTIME POPULATION AROUND SITE
- AVAILABLE FOR PURCHASE OR LEASE
- CALL BROKER FOR PRICING







SCOTT BITNEY

**314.818.1550 (DIRECT)**

**314.276.4673 (MOBILE)**

**Scott@LocationCRE.com**



[f](#)
[@](#)
[in](#)


[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.