

BUTTERFIELD COACH

WAL-MART NEIGHBORHOOD MARKET ANCHORED

BUTTERFIELD COACH & HWY 412, SPRINGDALE, AR 72764



GRUBB & ELLIS
Solomon Partners



FOR LEASE: 13,125 SQUARE FOOT RETAIL BUILDING
FOR SALE: 9 LOTS REMAINING- \$8-16 PSF

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WAL-MART NEIGHBORHOOD MARKET
Butterfield Coach contains a 40,000 sq/ft Wal-Mart Neighborhood Market.

PROPERTY
INFORMATION



FUTURE DEVELOPMENT

The Butterfield Coach Development will include a 13,125 square foot retail building directly south of and adjacent to the Wal-Mart Neighborhood Market. This retail building is a great opportunity to position your client near desirable national and regional tenants in a development anchored by one of the strongest brands in existence.



AREA

This opportunity is located on the corner of Butterfield Coach Road and Hwy 412 in Springdale. The area is growing rapidly, with adjacent sites occupied by a Harp's Grocery and a proposed Arvest Bank.

BUTTERFIELD COACH ROAD SUPPORTS 12,500 VEHICLES PER DAY





DEMOGRAPHICS 2008

Radius	1 Mile	3 Mile	5 Mile
Population 2008	11,043	57,069	84,772
Population 2013	12,019	67,097	100,705
Median HH Income	\$47,213	\$48,105	\$52,354
Average HH Income	\$57,312	\$59,547	\$64,682

SPACE	SIZE	PRICE
Parcel 1	1.32 Acres	\$14 PSF
Parcel 2	1.50 Acres	\$16 PSF
Parcel 3	1.47 Acres	\$16 PSF
Parcel 4	.83 Acres	\$16 PSF
Parcel 6	4.23 Acres	\$8 PSF
Parcel 7	1.26 Acres	\$8 PSF
Parcel 8	1.52 Acres	\$10 PSF
Parcel 9	1.30 Acres	\$12 PSF

Lat: 36.165682, Lon: -94.093847

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	5,760	33,905	81,093
Male Population	51.1%	50.4%	49.5%
Female Population	48.9%	49.6%	50.5%
Median Age	29.4	31.1	33.1

2009 Income

Median HH Income	\$53,311	\$47,304	\$50,913
Per Capita Income	\$21,585	\$20,749	\$23,355
Average HH Income	\$65,746	\$59,768	\$64,087

2009 Households

Total Households	1,742	11,749	29,348
Average Household Size	3.30	2.86	2.72

2009 Housing

Owner Occupied Housing Units	48.1%	51.7%	57.0%
Renter Occupied Housing Units	45.2%	41.1%	36.2%
Vacant Housing Units	6.7%	7.1%	6.7%

Population

1990 Population	1,308	11,932	38,494
2000 Population	3,468	21,056	58,219
2009 Population	5,760	33,905	81,093
2014 Population	6,828	39,915	92,445
1990-2000 Annual Rate	10.24%	5.84%	4.22%
2000-2009 Annual Rate	5.64%	5.28%	3.65%
2009-2014 Annual Rate	3.46%	3.32%	2.65%

In the identified market area, the current year population is 81,093. In 2000, the Census count in the market area was 58,219. The rate of change since 2000 was 3.65 percent annually. The five-year projection for the population in the market area is 92,445, representing a change of 2.65 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households

1990 Households	478	4,686	14,714
2000 Households	1,122	7,354	20,962
2009 Households	1,742	11,749	29,348
2014 Households	2,046	13,825	33,528
1990-2000 Annual Rate	8.91%	4.61%	3.6%
2000-2009 Annual Rate	4.87%	5.2%	3.7%
2009-2014 Annual Rate	3.27%	3.31%	2.7%

The household count in this market area has changed from 20,962 in 2000 to 29,348 in the current year, a change of 3.7 percent annually. The five-year projection of households is 33,528, a change of 2.7 percent annually from the current year total. Average household size is currently 2.72, compared to 2.72 in the year 2000. The number of families in the current year is 20,207 in the market area.

Housing

Currently, 57.0 percent of the 31,469 housing units in the market area are owner occupied; 36.2 percent, renter occupied; and 6.7 percent are vacant. In 2000, there were 22,060 housing units—58.2 percent owner occupied, 36.7 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 3.92 percent. Median home value in the market area is \$130,380, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.78 percent annually to \$156,924. From 2000 to the current year, median home value changed by 4.25 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.