

## 1400 Dividend Drive

Springdale, Ar 72764



**List Price:** \$699,900  
**MLS#:** 1312156  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 4,641  
**Price / Square Foot:** \$150.81  
**Type:** CommercialSale  
**Built:** 1981  
**County:** Washington  
**School:**

### Description

Fully renovated +/- 4,600 SF office building is now available for sale in Springdale, AR, offering a prime opportunity for either an owner-user or investors seeking income potential. Renovated in 2024-2025, this modern office space is designed to accommodate one to three tenants, making it ideal for flexible business use. The building includes 19 offices - several of which can be used as meeting rooms or storage spaces - and features four restrooms. Located just 0.1 miles off S Thompson St (Highway 71B), which sees approx. 27,000 VPD, the property offers excellent accessibility. Additionally, it is conveniently positioned approx. half a mile from major retailers such as Walmart Supercenter, Aldi, Walgreens, and CVS, enhancing both convenience and potential foot traffic for tenants and clients.

### Property Details

Lot Size	0.43 Acres
Air Condition	CentralAir
Exterior	Brick
Listed By	Keller Williams Market Pro Realty Bentonville West