

Blue  
Crane



202 RAILSIDE™

202 EAST EMMA AVENUE

# 202 RAILSIDE

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Introducing 202 Railside, a rare opportunity to lease the final first-floor end-cap Food & Beverage suite at 200 East Emma Avenue within 202 Railside, located in the heart of downtown Springdale. Positioned at the highly visible corner of E Emma Avenue and Spring Street, the space is surrounded by revitalized historic buildings, strong local operators, and growing residential density.

Adjacent retailers include Homegrown, Bella's Gifts, The Cave Barbershop, and Kitakara, creating a vibrant retail cluster. Located near the Market Center of the Ozarks, the Jones Center, and the Razorback Greenway, the location benefits from consistent foot traffic, established co-tenancy, and sustained visitor draw.



# OFFERING

**Lease Rate:** \$25/SF NNN

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**Square Feet (Divisible):**

**Total** \_\_\_\_\_ 5,557 RSF

**Potential Demising Plans:** **Plan 1**                      **Plan 2**

**F&B** \_\_\_\_\_ 3,291 RSF ——— 3,260 RSF

**Retail** \_\_\_\_\_ 1,680 RSF ——— 1,702 RSF

**Property Type** \_\_\_\_\_ Retail, Food & Beverage

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**Location:** \_\_\_\_\_ Downtown Springdale

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**Tenant Improvements:** \_\_\_\_\_ Negotiable

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## FEATURES

- Mechanical delivery includes a 10-ton rooftop HVAC unit with no ductwork installed, allowing full buildout flexibility
- Robust utilities in place including three-phase electrical service, underground sanitary lines, grease trap and grease waste line, gas service, and slab openings for future restrooms
- Strong urban access with on-street parking, end-cap visibility, and shared dumpster service on Emma Avenue and Spring Street



# SUITE PHOTOS

202 EAST EMMA AVENUE

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The space is delivered in core-and-shell condition on a concrete slab-on-grade. The space features dark bronze aluminum storefront glazing along Emma Avenue and Spring Street, masonry walls at the rear and east side, and no ceilings installed. Mechanical delivery includes a 10-ton rooftop HVAC unit with no ductwork installed. Electrical service includes dedicated 480/277V and 120/208V three-phase panels with no interior lighting provided. Plumbing infrastructure includes underground sanitary lines, grease trap and grease waste line, gas service, and slab openings for future restroom buildout.

SIZE

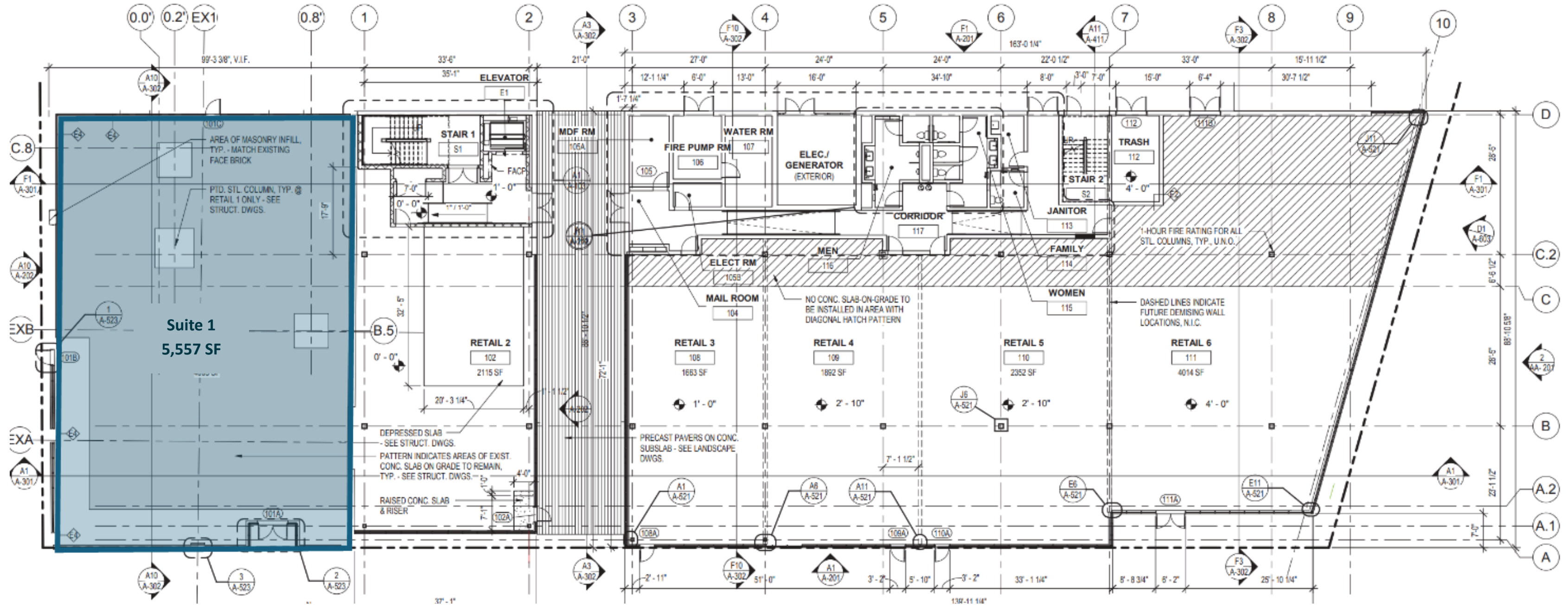
5,557 SF

202 RAILSIDE



# FLOOR PLAN | Suite 1 - 5,557 SF

202 EAST EMMA AVENUE



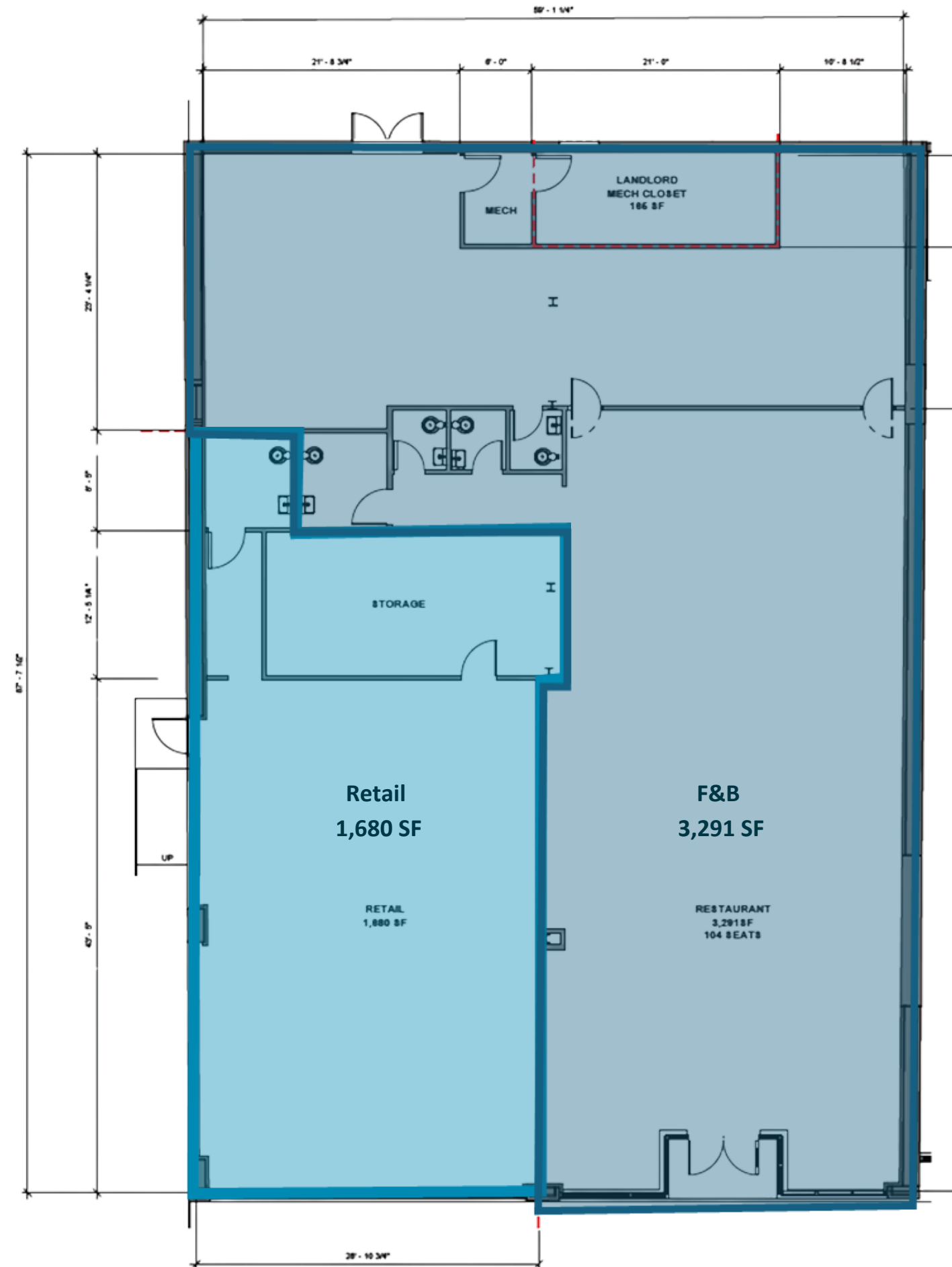
# DEMISING PLAN 1

202 EAST EMMA AVENUE

RETAIL: 1,680 SF



FOOD & BEVERAGE: 3,291 SF



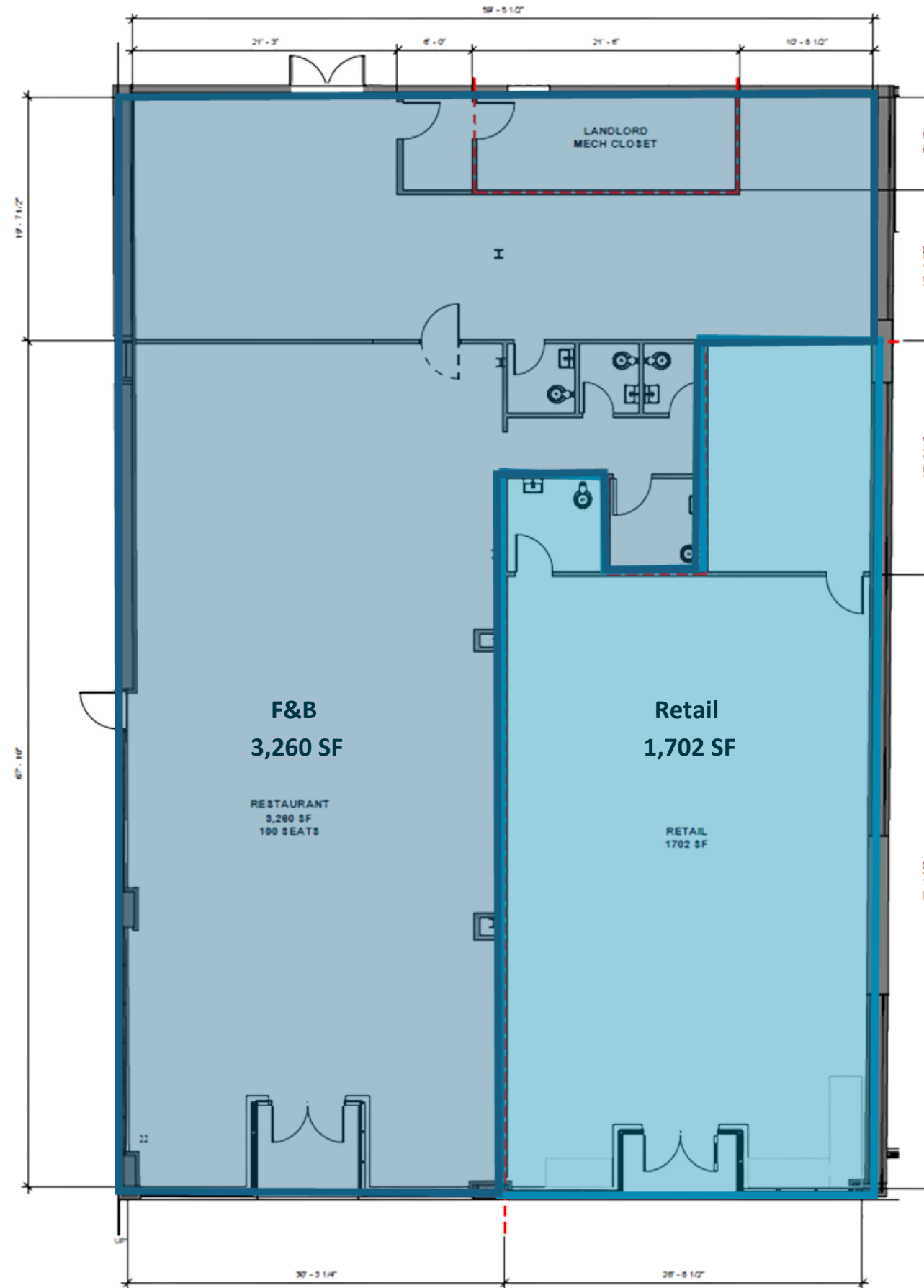
# DEMISING PLAN 2

202 EAST EMMA AVENUE

RETAIL: 1,702 SF



FOOD & BEVERAGE: 3,260 SF

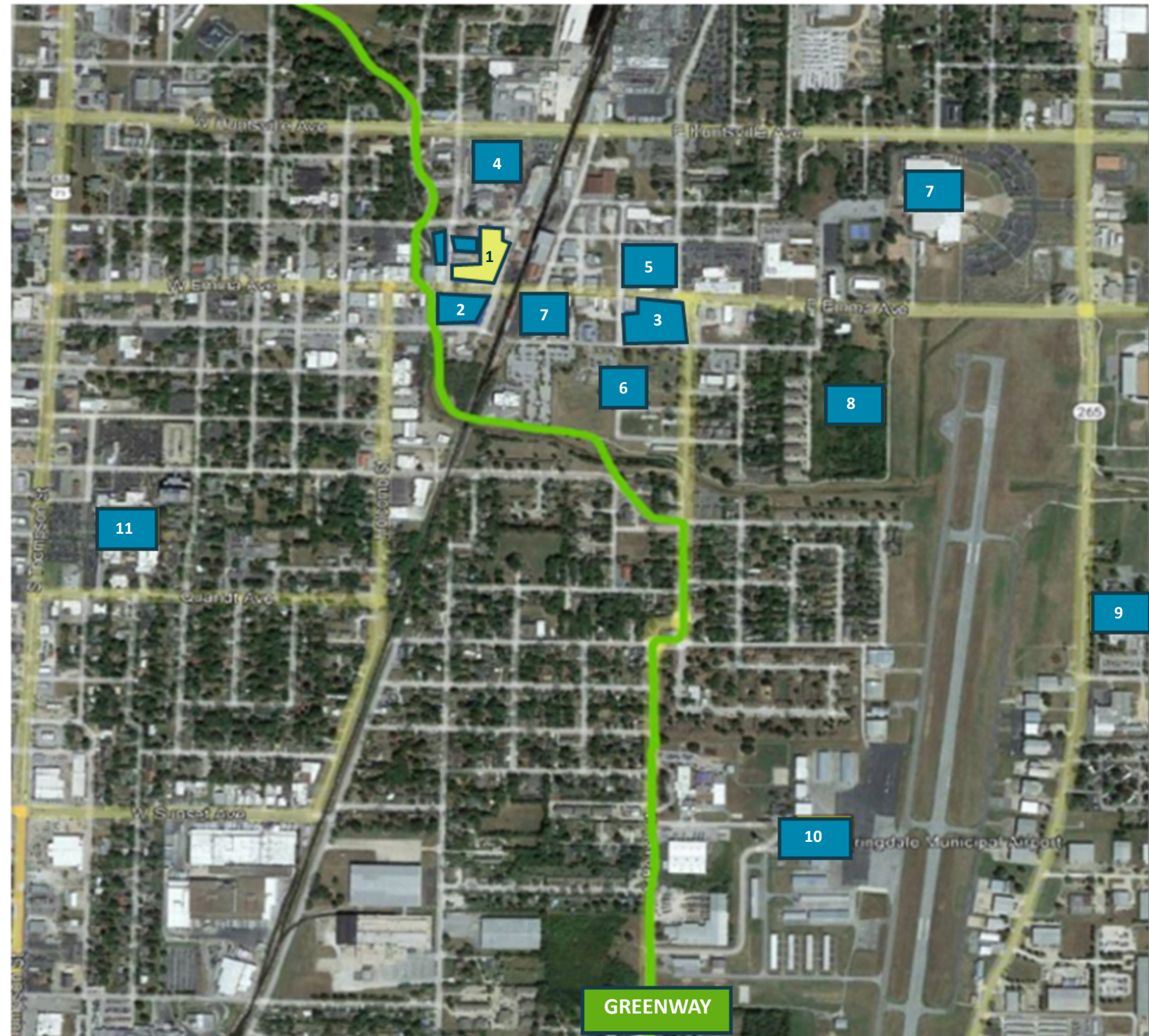


1ST FLOOR  
3/16" = 1'-0"

# DOWNTOWN VIEW

## 202 EAST EMMA AVENUE

1. 202 Railside (55 units; 1 retail space remaining)
2. Hotel Sundry (Hilton Tapestry; 124 keys; Q4 2026)
3. VIA Emma (151 units; 6 retail spaces; Q4 2026)
4. Springdale City Hall
5. Tyson Foods Downtown Offices
6. Luther George Park
7. Jones Center
8. Market Center of the Ozarks
9. Northwest Technical Institute
10. Springdale Municipal Airport
11. Northwest Medical Center





# EXTERIOR

202 EAST EMMA AVENUE



# INTERIOR

202 EAST EMMA AVENUE

# GET CONNECTED



**GAVIN MAGEE**

## COMMERCIAL LEASING MANAGER

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