

# Town Center East



**FOR LEASE**

Asking Rate:

**\$23.00 PSF NNN**

**Contact us:**

**Mason Wood**

Brokerage | Arkansas

+1 479 409 0409

mason.wood@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200

Rogers, AR 72758

P: +1 479 636 9000

colliers.com/arkansas

## Upper Level Only

408 - 426 Town Center East

Bella Vista, Arkansas

### Property Features

- 831 to 1,751 square feet available
- Located on the intersection of Bella Vista Way & Lancashire Blvd
- Anchored by Harp's Food Store

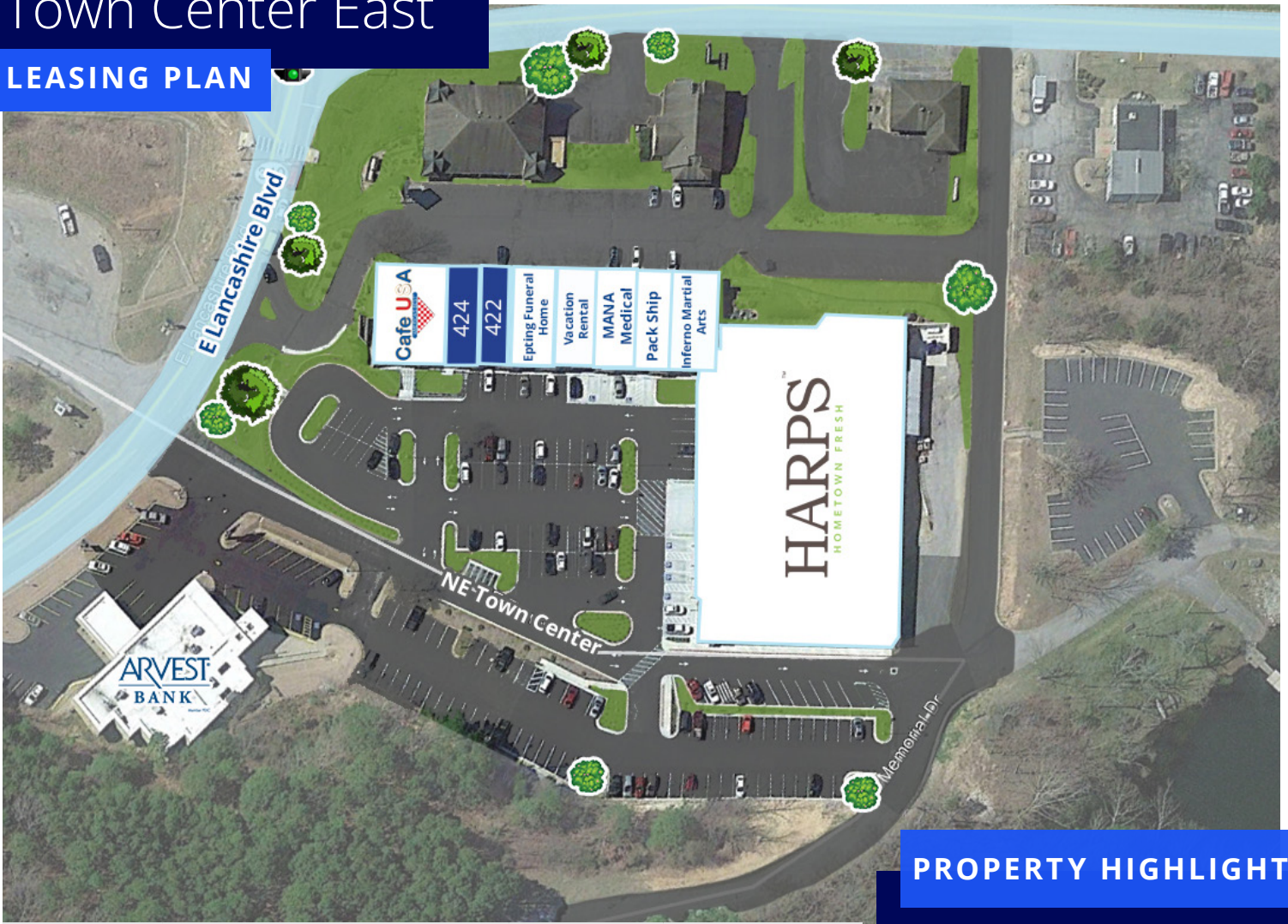
Retail space available at Town Center East in Bella Vista, Arkansas. Highly visible shopping center in the heart of the city surrounded by residential neighborhoods and near Tanyard Creek, the Back 40 trailhead, Lake Norwood and Bella Vista Country Club Golf Course. Bella Vista Way (Highway 71) boasts more than 35,000 cars per day and is a main connector between Missouri commuters into the Northwest Arkansas market. Town Center East has recently gone through an exterior renovation, parking lot extension and Harp's Foods Store expansion making the center highly-desirable.

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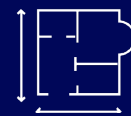
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# Town Center East

## LEASING PLAN



## PROPERTY HIGHLIGHTS



Up to 1,751 SF available



35,000 cars per day on Bella Vista Way (Highway 71)



Near lakes, golf courses and the Back 409



Quick access to Interstate 49 & Bella Vista Bypass



Anchored by Harps Foods Grocery Store

Suite	Tenant	SF	\$PSF
404	Harps Food Store	-	-
408	Inferno Martial Arts	-	-
412	Pack Ship	-	-
416	MANA Medical Center	-	-
418	Vacation Rental	-	-
420	Epting Funeral Home	-	-
422	Vacant	920	\$23.00 NNN
424	Vacant	831	\$23.00 NNN
426	Cafe USA	-	-

\*Upper level only available for lease

# NEIGHBORHOOD



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	2,351	21,024	32,916
Projected Population (2028)	2,536	22,786	35,805
Average HH Income (2023)	\$87,061	\$90,465	\$93,698
Proj. Average HH Income (2028)	\$94,307	\$98,177	\$102,068
Households (2023)	1,131	9,137	14,055



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