

# Cunningham Corner



**FOR LEASE**

Asking Rate:

**\$23.50 PSF NNN**

**Contact us:**

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Accelerating success.

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## 25 Cunningham Corner

Bella Vista, Arkansas

### Property Features

- Suite 6: 1,000 square feet
- Located on the intersection of Bella Vista Way & Riordan Road

Rare opportunity to lease desirable retail or office space at Cunningham Corner in Bella Vista, Arkansas. Highly visible shopping center in the heart of the city surrounded by residential neighborhoods and near Kingswood Golf Course and Country Club, the Back 40 trailhead. Bella Vista Way (Highway 71) boasts more than 39,000 cars per day and is a main connector between Missouri commuters into the Northwest Arkansas market. Future plans nearby include an extension to the Razorback Greenway from Mercy Way to trailheads surrounding Cunningham Corner.

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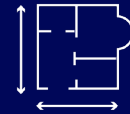
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# Cunningham Corner

## LEASING PLAN



### PROPERTY HIGHLIGHTS



1,000 SF available



39,000 cars per day on Bella Vista Way (Highway 71)



Near lakes, golf courses and the Back 40 biking trails

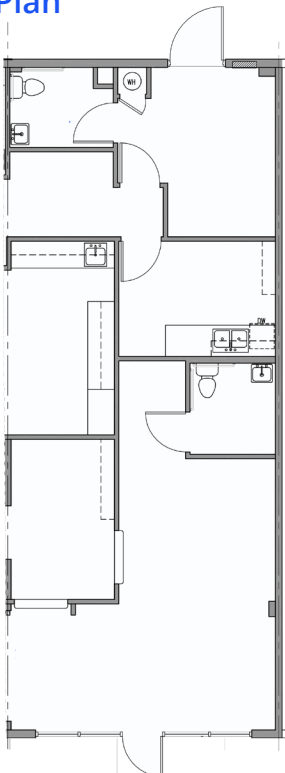


Quick access to Interstate 49 & Bella Vista Bypass

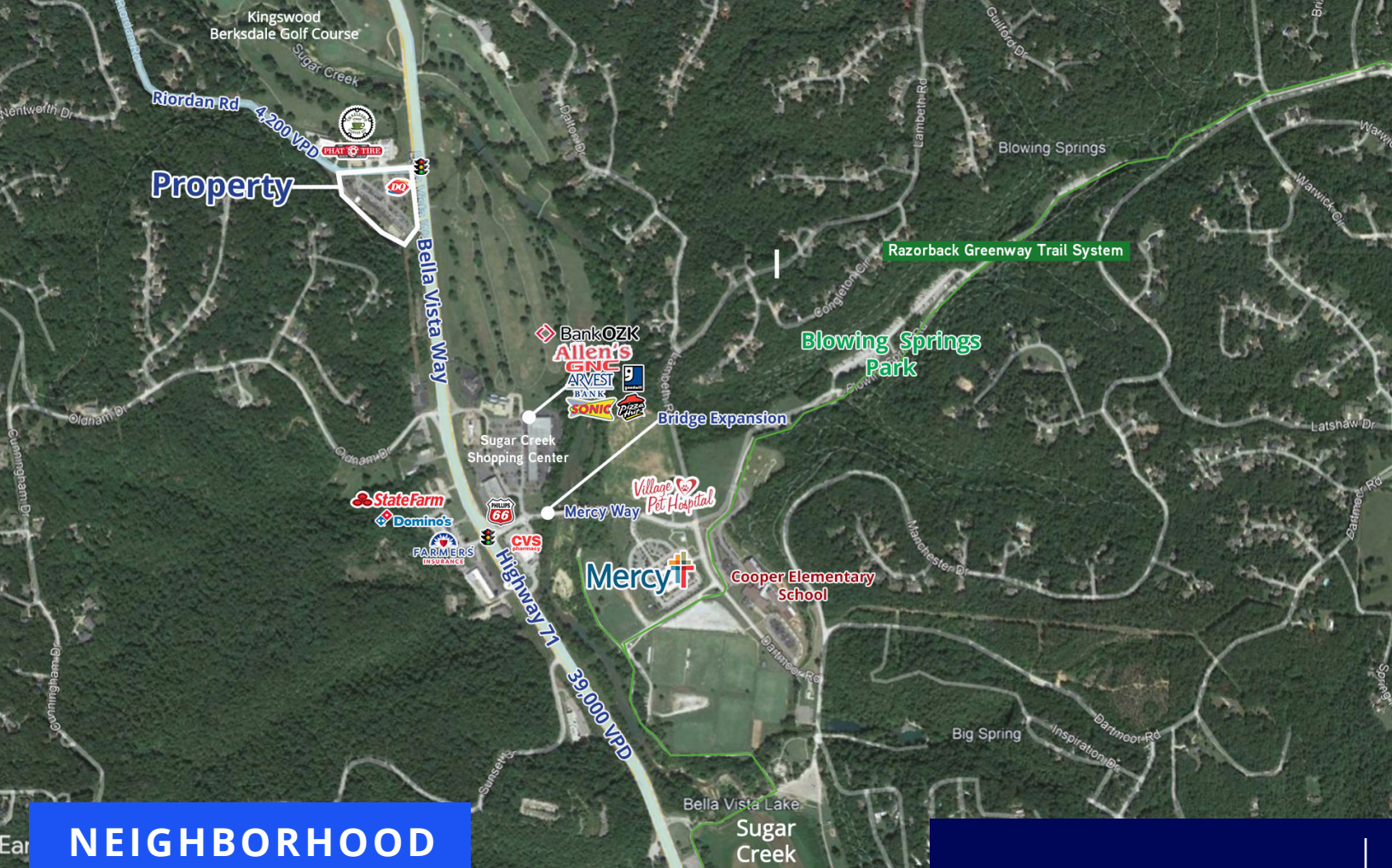


On hard corner with traffic light

### Floor Plan



Suite	Tenant
4	Subway
5	H&R Block
<b>6</b>	<b>Vacant</b>
7	Trinity Rehabilitation
10	Fresh Donuts
12	JJ's Bar & Grill
13	Glossy Nails
15	Great Clips
19	Gusano's
25	Boozman-Hof Eye Clinic
29	Mary J. Harrington
31	Bella Vista Wine & Spirits



## NEIGHBORHOOD


### Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	2,392	20,833	45,853
Projected Population (2029)	2,580	22,756	49,816
Average HH Income (2024)	\$143,375	\$132,996	\$137,496
Proj. Average HH Income (2029)	\$163,981	\$151,763	\$156,490
Households (2024)	1,058	8,650	18,336



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