

1520 E CENTERTON BLVD, BENTONVILLE

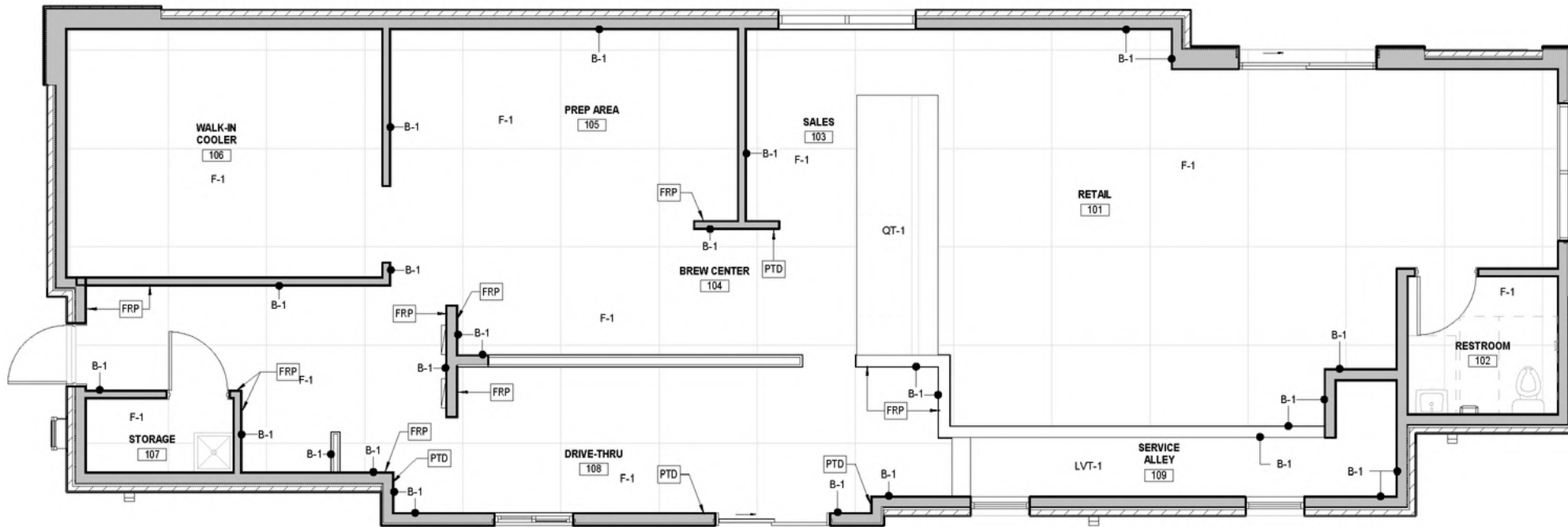
FREE-STANDING RETAIL BUILDING FOR LEASE



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EXECUTIVE SUMMARY

Rare freestanding retail opportunity with drive-thru at 1520 E. Centerton Blvd. This 1,830 SF building offers exceptional visibility along a heavily traveled commercial corridor with approximately 34,000 vehicles per day. Featuring a single drive-thru, 17 parking spaces, and convenient access, the property is ideal for restaurant, coffee, retail, or service users looking to establish a strong presence in the Centerton market. Available on an absolute net lease for \$135,000 annually (\$73.77 PSF).

PROPERTY HIGHLIGHTS

±1,830 SF
AVAILABLE

\$135,000 ANN. / \$73.77 PSF
ASKING RENT

ABSOLUTE NET
LEASE TYPE

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AERIAL VIEW



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE PHOTOS



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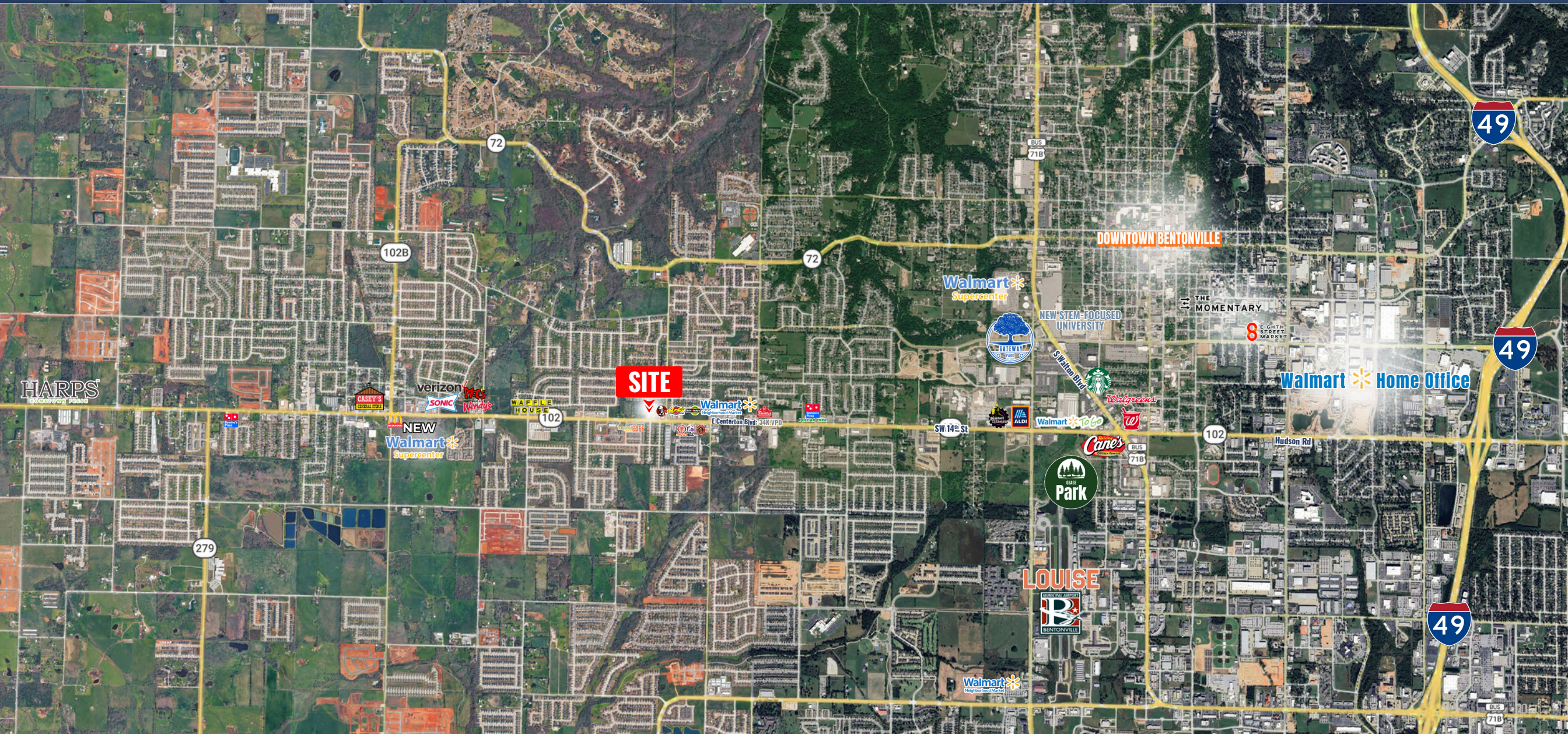
OVERHEAD VIEW



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AERIAL MAP VIEW



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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

1520 W Centerton Blvd, Centerton, Arkansas, 72719

Ring: 3 mile radius

KEY FACTS

30,865

Population



10,509

Households

32.7

Median Age

\$99,010

Median Disposable Income

EDUCATION

4%

No High School Diploma



22%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$118,454

Median Household Income



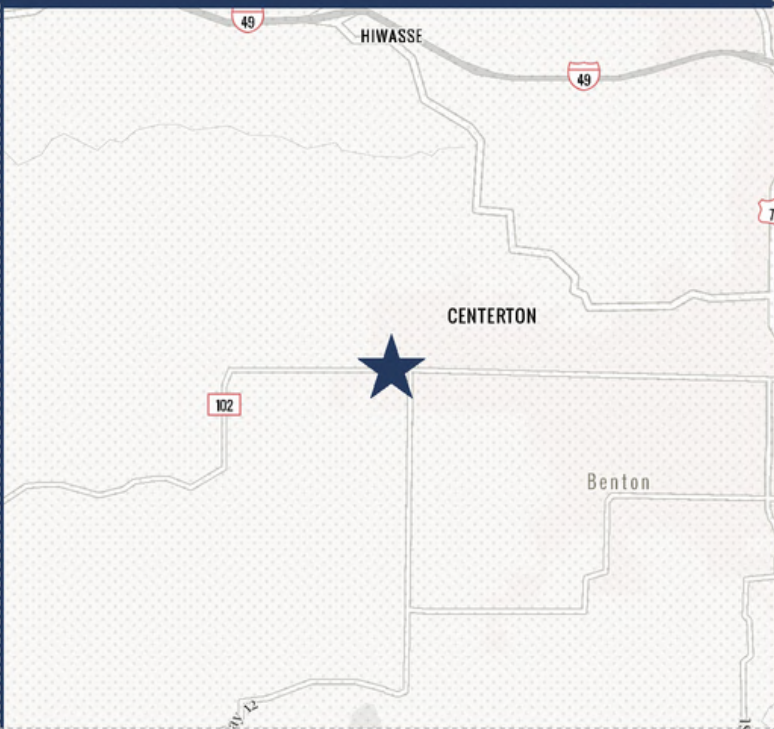
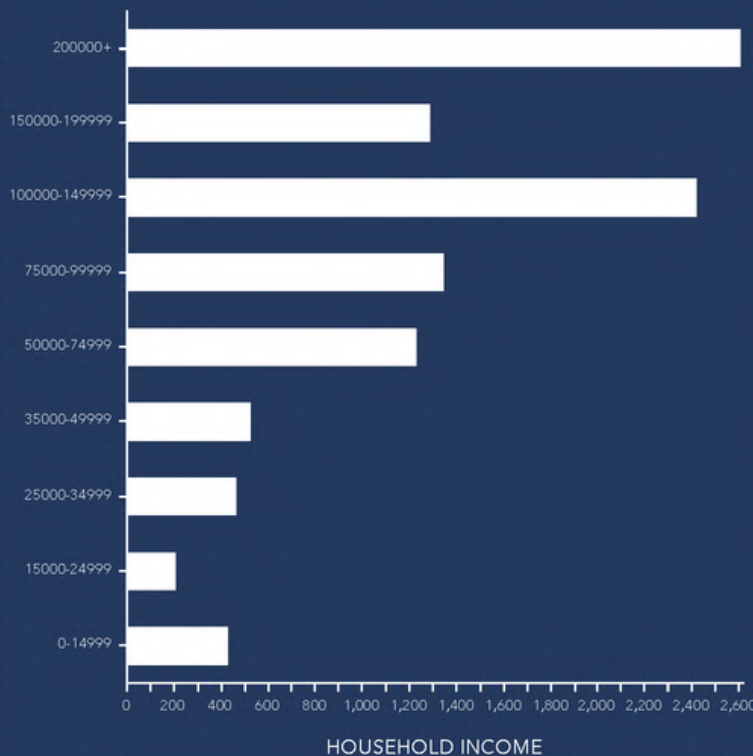
\$53,967

Per Capita Income



\$385,627

Median Net Worth



EMPLOYMENT



White Collar

77%



Blue Collar

14%



Services

9%

2.2%

Unemployment Rate

CONTACT US

**COREY FUHRMAN**

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.



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