

PRIME COMMERCIAL OFFICE SPACE FOR LEASE



CROSSROADS PLAZA

201 SW 14th Street, Bentonville, AR 72712



PROPERTY DESCRIPTION

Your opportunity to capture one of the top retail spaces in Northwest Arkansas Retail Marketplace! Located in the heart of Bentonville, this well maintained suites are located in the Crossroads Plaza and situated on the busiest intersection in town - 14th St & S Walton Blvd - which sees a combined 58,000 VPD! This unique and highly versatile location boasts unparalleled visibility and is perfectly positioned to provide access to the Walmart Home Office Community and Downtown Bentonville. Crossroads Plaza features near move-in ready suites for your business, ample parking, multiple points of easy ingress & egress, fantastic high visibility signage, and other poplar area businesses!

PROPERTY HIGHLIGHTS

- Suite 104: +/- 1,771 SF; Suite 106: +/- 1,500 SF
- Ample parking, multiple points of easy ingress & egress
- Other tenants include: Cox, Crisp & Green, Five Guys, and Chicken Headz Resturant

OFFERING SUMMARY

Lease Rate:	\$22.50 - 26 SF/yr (NNN)
Number of Units:	2
Available SF:	1,500 - 1,771 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,604	23,110	46,774
Total Population	6,013	60,086	126,310
Average HH Income	\$87,286	\$127,102	\$129,132

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 1,771 SF	Lease Rate:	\$22.50 - \$26 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 SW 14th St Suite 104	Available	1,771 SF	NNN	\$22.50 SF/yr	-
201 SW 14th St Suite 106	Available	1,500 SF	NNN	\$26.00 SF/yr	-

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CROSSROADS PLAZA - SUITE 104 PHOTOS

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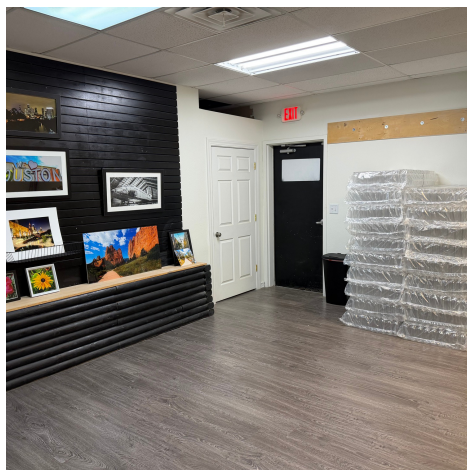
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CROSSROADS PLAZA - SUITE 106

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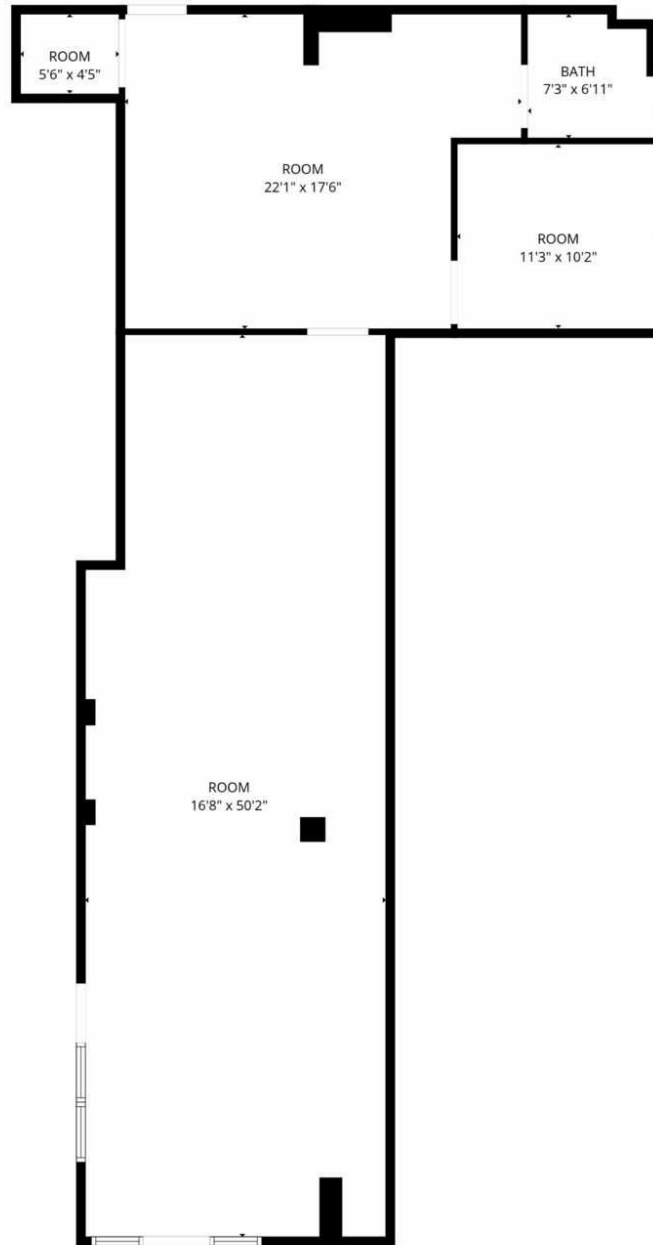
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CROSSROADS PLAZA - SUITE 106 FLOORPLAN

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Suite 106: +/- 1,500 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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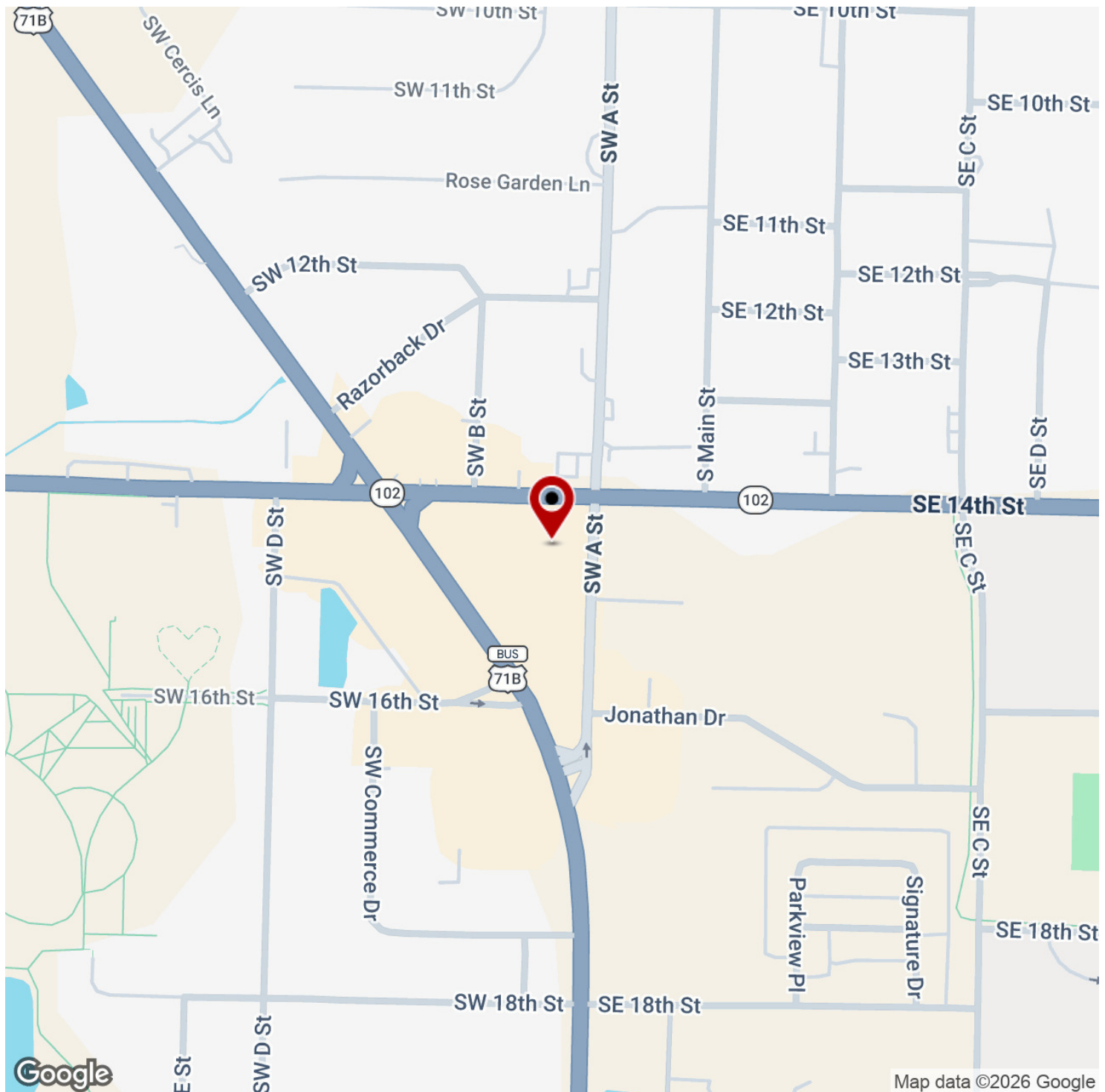
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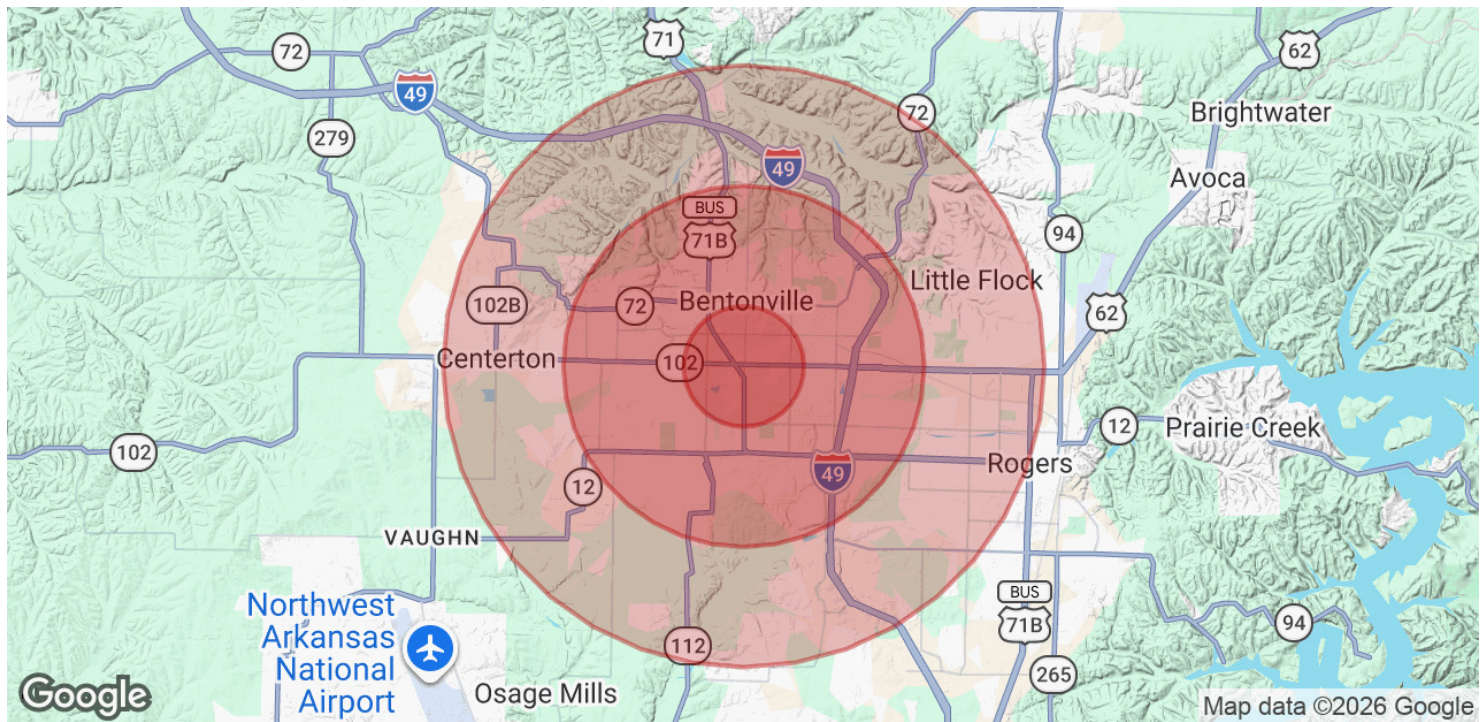
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	60,086	126,310
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,604	23,110	46,774
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$87,286	\$127,102	\$129,132
Average House Value	\$362,719	\$389,978	\$383,395

2020 American Community Survey (ACS)

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