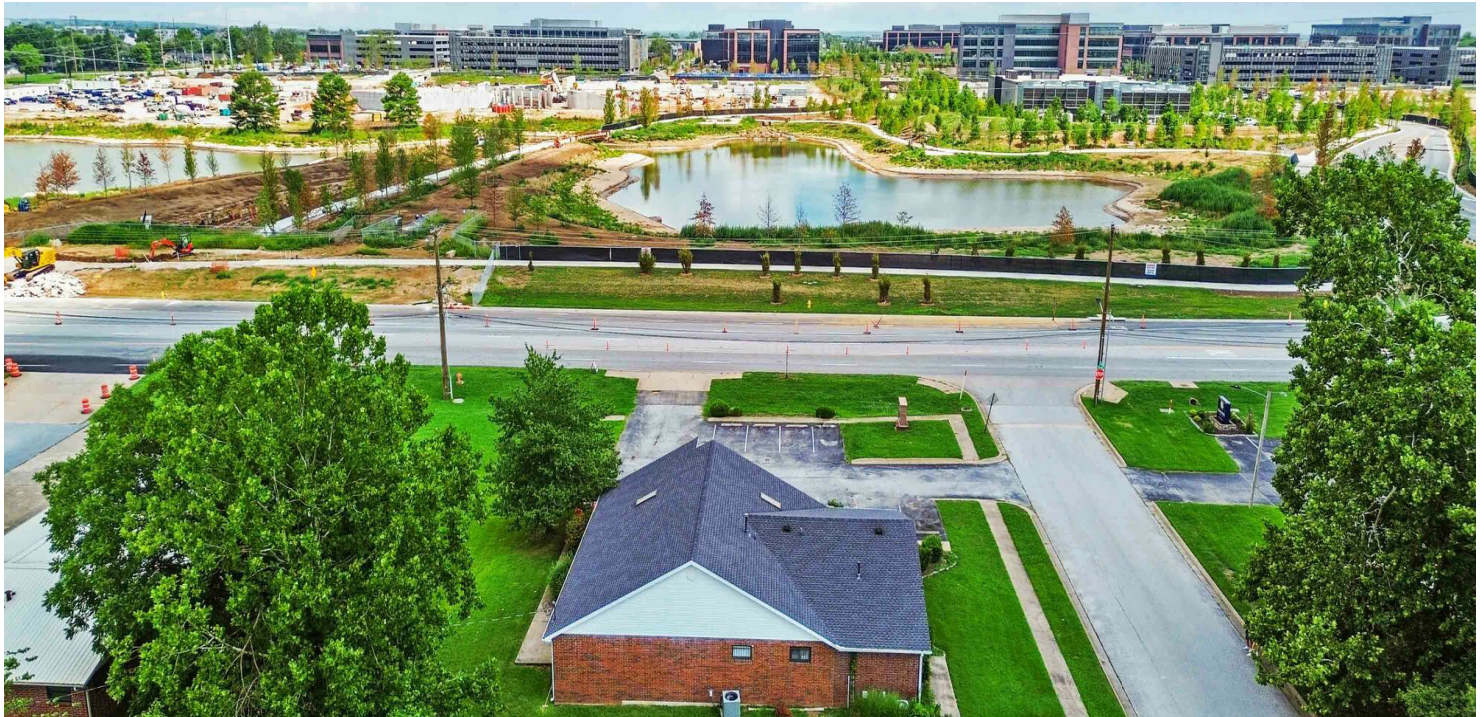


+/- 0.46 AC SITE DIRECTLY ACROSS FROM NEW WALMART HQ



1412 SE 14TH ST

Bentonville, AR 72712



VIDEO

PROPERTY DESCRIPTION

Seize this unparalleled opportunity to position your business at the gateway to the 350-acre Walmart World Headquarters in one of the fastest growing markets in the country. This high exposure property sits directly across from the main south entrance fronting a 6-lane highway with over 34,000 VPD ideal for capitalizing on the influx of professionals, visitors, and corporate executives. The +/- 3,104 SF commercial building that sits on +/- 0.46 acres is a rare and unmatched chance to secure a high-profile property in this booming business district. Perfect for investors or owner operators looking to leverage this prime location and Bentonville's explosive growth.

PROPERTY HIGHLIGHTS

- Across from the new Walmart HQ, scheduled to open in 2025
- Frontage on 14th St (32,000 VPD)
- Less than 1 mile to I-49 (88,000 VPD)
- Infill redevelopment opportunity in Northwest Arkansas
- Multiple ingress/egress points
- Potential for C-2 Zoning (60' height allowed and 7' setbacks)
- Current zoning is R-O (Residential Office) - 40' height and 10' setbacks. Allows variety of residential/commercial uses.

OFFERING SUMMARY

Sale Price:	\$1,799,999
Lease Rate:	\$36.00 SF/yr (Absolute Net)
Available SF:	3,104 SF
Lot Size:	0.46 Acres
Building Size:	3,104 SF

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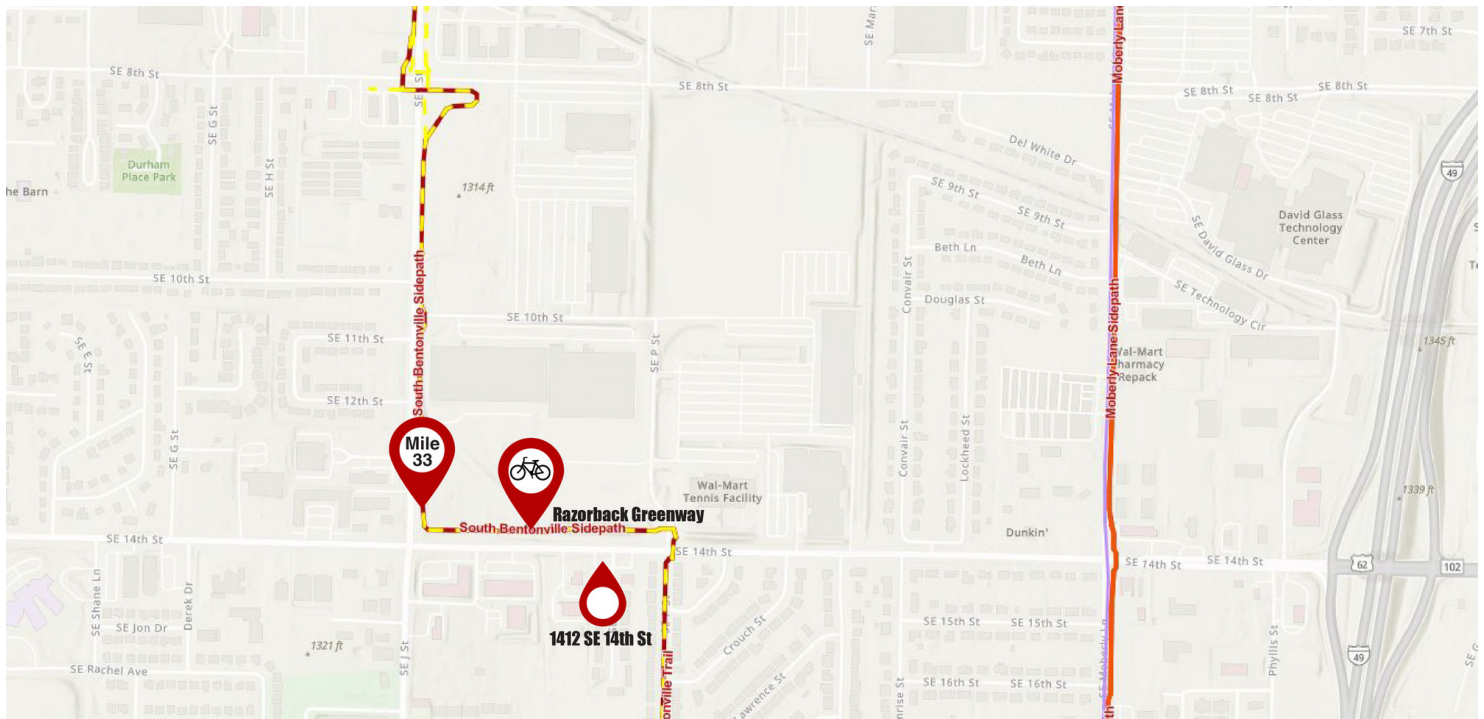
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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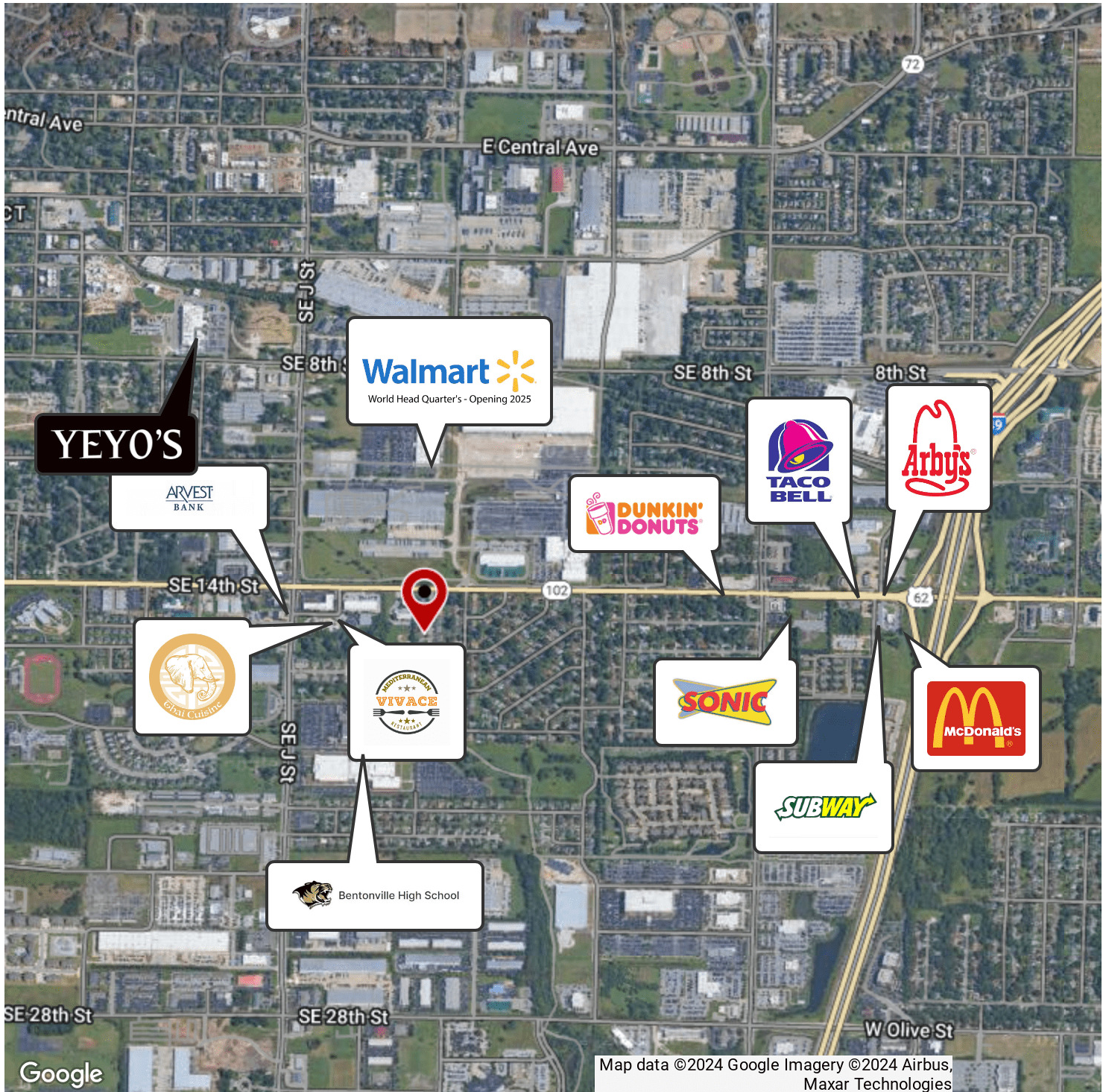
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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,266	61,136	126,235
2023 Estimate	7,788	56,992	117,232
2010 Census	6,250	41,169	81,326
Growth 2023 - 2028	6.14%	7.27%	7.68%
Growth 2010 - 2023	24.61%	38.43%	44.15%
2023 Population by Hispanic Origin	1,275	9,229	22,781
2023 Population	7,788	56,992	117,232
White	5,641 72.43%	45,948 80.62%	97,965 83.57%
Black	247 3.17%	1,765 3.10%	3,910 3.34%
Am. Indian & Alaskan	107 1.37%	775 1.36%	1,577 1.35%
Asian	1,388 17.82%	6,350 11.14%	9,718 8.29%
Hawaiian & Pacific Island	170 2.18%	473 0.83%	836 0.71%
Other	235 3.02%	1,682 2.95%	3,226 2.75%
U.S. Armed Forces	4	36	52
Households			
2028 Projection	3,346	23,637	47,116
2023 Estimate	3,156	22,044	43,758
2010 Census	2,550	15,963	30,297
Growth 2023 - 2028	6.02%	7.23%	7.67%
Growth 2010 - 2023	23.76%	38.09%	44.43%
Owner Occupied	1,216 38.53%	11,746 53.28%	25,412 58.07%
Renter Occupied	1,940 61.47%	10,299 46.72%	18,346 41.93%
2023 Households by HH Income	3,155	22,046	43,758
Income: <\$25,000	694 22.00%	3,547 16.09%	6,597 15.08%
Income: \$25,000 - \$50,000	704 22.31%	4,072 18.47%	7,568 17.30%
Income: \$50,000 - \$75,000	696 22.06%	3,988 18.09%	7,904 18.06%
Income: \$75,000 - \$100,000	331 10.49%	2,795 12.68%	5,296 12.10%
Income: \$100,000 - \$125,000	209 6.62%	1,953 8.86%	4,011 9.17%
Income: \$125,000 - \$150,000	269 8.53%	1,558 7.07%	3,417 7.81%
Income: \$150,000 - \$200,000	103 3.26%	1,659 7.53%	3,421 7.82%
Income: \$200,000+	149 4.72%	2,474 11.22%	5,544 12.67%
2023 Avg Household Income	\$73,374	\$99,211	\$104,428
2023 Med Household Income	\$55,827	\$71,281	\$74,390

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2/6/2024

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