

1400 & 1402 SW SUSANA ST
BENTONVILLE, AR 72712



OSAGE PARK PLACE

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PROPERTY DESCRIPTION

Uncover the ideal leasing opportunity at 1400 & 1402 SW Susana St, Bentonville, AR, 72712. This remarkable property presents a prime location for retailers with its expansive storefront, modern design, and ample parking for customer convenience. Boasting spacious, customizable interiors, this versatile space is perfectly suited for a range of retail or commercial endeavors. With high visibility and easy access from the main thoroughfare, the property offers an attractive proposition for businesses seeking to establish or expand their presence in this thriving area. Take advantage of this exceptional leasing opportunity to elevate your retail or commercial venture in a sought-after location.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customer convenience.
- Versatile space suitable for retail or warehouse.
- Easy access from the main thoroughfare.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	10
Available SF:	1,850 - 3,700 SF
Lot Size:	2.98 Acres
Building Size:	40,700 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,609	20,220	36,776
Total Population	6,536	52,829	97,235
Average HH Income	\$120,853	\$133,234	\$140,422

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,850 - 3,700 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

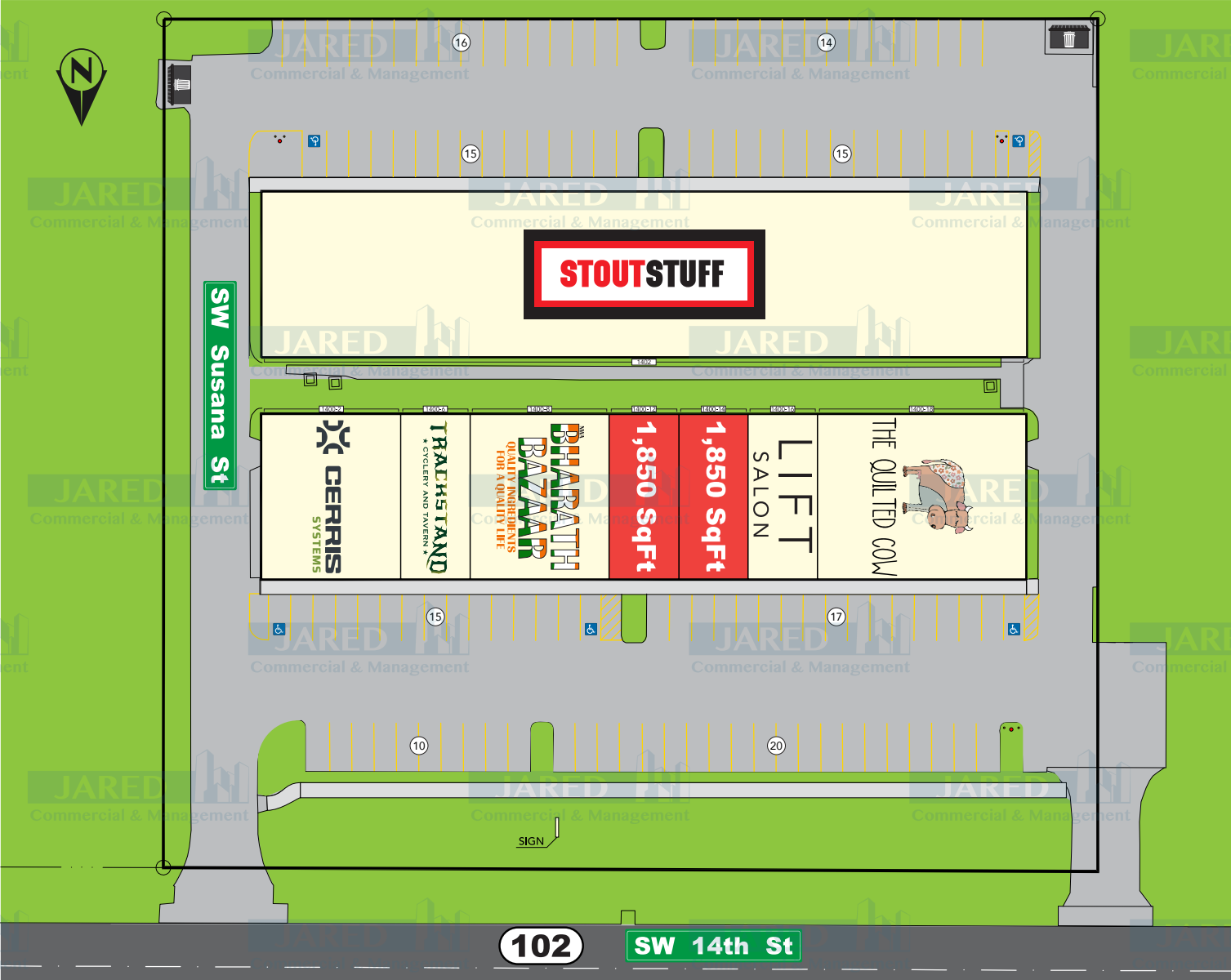
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400-12	1,850 - 3,700 SF	NNN	\$16.00 SF/yr	In-Line.
1400-14	1,850 - 3,700 SF	NNN	\$16.00 SF/yr	In-Line.

LEASE SPACES



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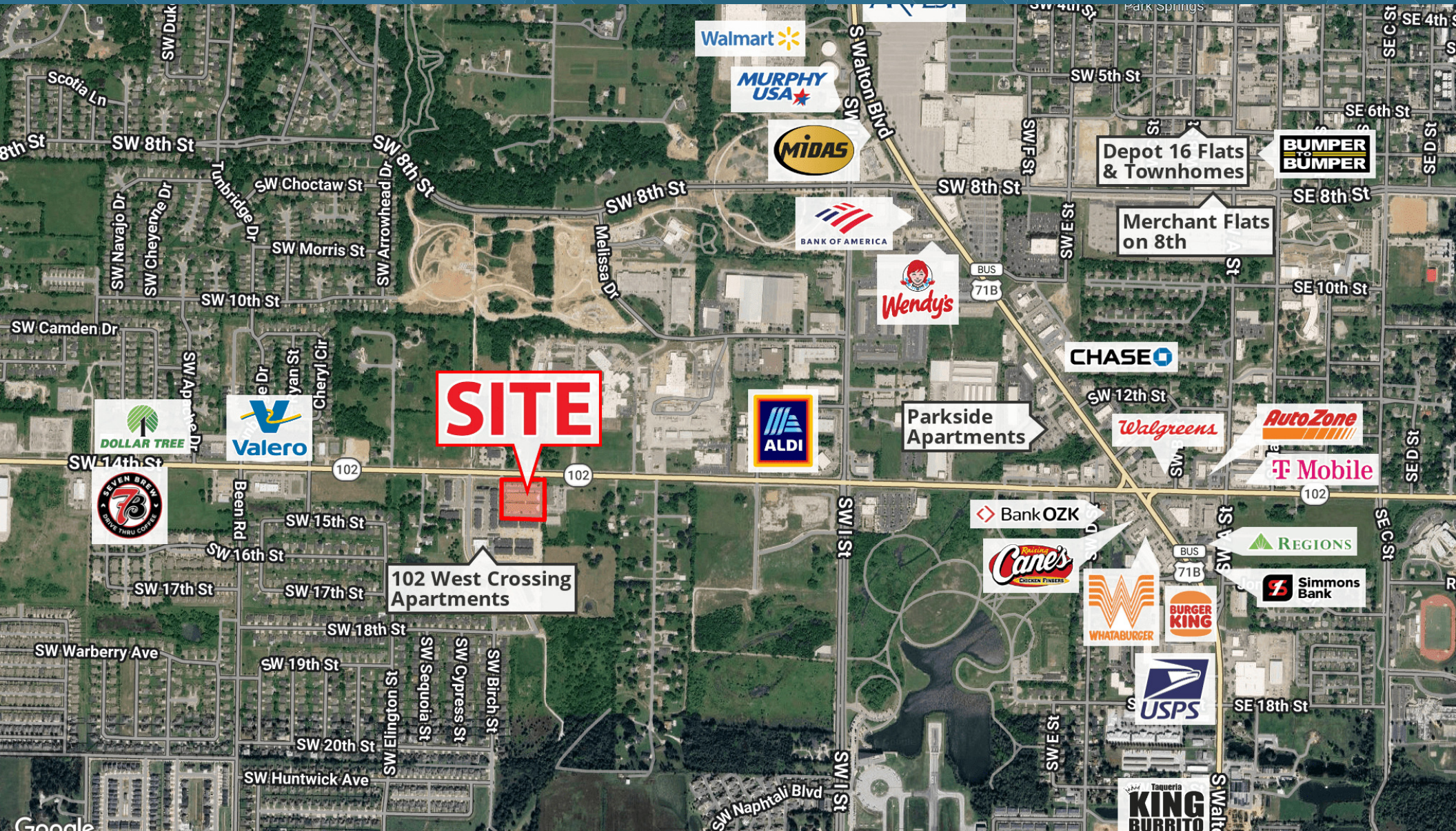
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SITE PLAN

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RETAILER MAP



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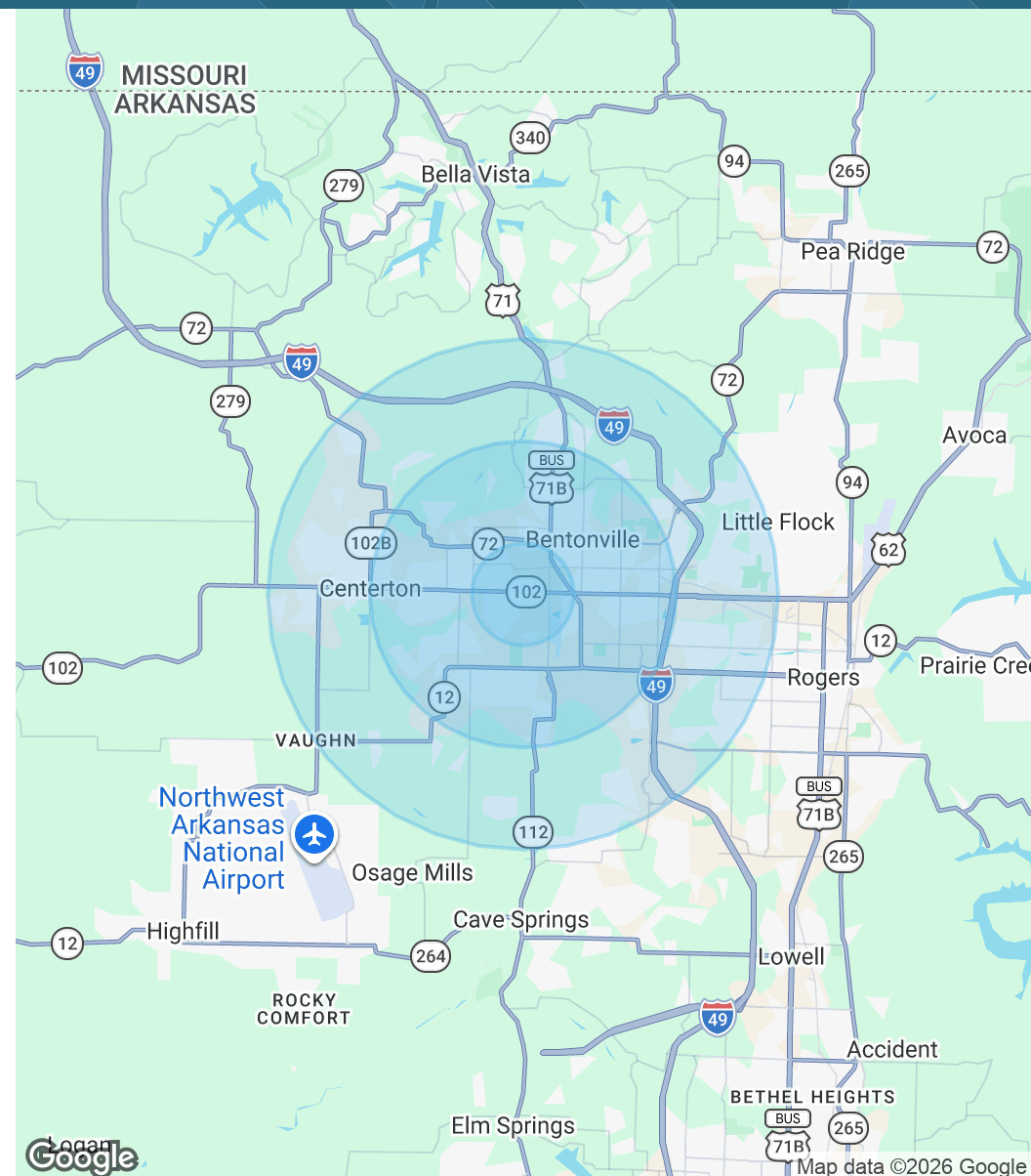
POPULATION

Total Population	6,536	52,829	97,235
Average Age	32.5	32.6	34.3
Average Age (Male)	33.3	31.9	33.5
Average Age (Female)	31.6	33.4	35.0

HOUSEHOLDS & INCOME

Total Households	2,609	20,220	36,776
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$120,853	\$133,234	\$140,422
Average House Value	\$314,261	\$391,307	\$412,204

2023 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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