

+/- 2,100 SF OF PRIME RETAIL SPACE FOR LEASE



3600 SE GUESS WHO DR

Bentonville, AR 72712



PROPERTY DESCRIPTION

Prime retail space in Bentonville offering an exceptional opportunity for businesses seeking high visibility and foot traffic. Located off Walton Blvd, which sees approx. 36,000 VPD, this suite is also near Rainbow Curve, a major intersection with an average of 27,000 VPD. Nestled within a bustling multi-tenant center, this suite shares a building with popular local businesses like Ozark Mountain Bagel Company and Big Whisky's restaurant, ensuring a steady stream of potential customers. The suite features a spacious retail floor, abundant natural light, and ample window space to showcase your business. Signage opportunities on front and back of the building, as well as the entrance door. Offered on a NNN lease, tenant is responsible for all utilities, prorata share of trash, gen liability, prorated portion of taxes, property insurance, and CAM. A minimum 4-year term is required. Don't miss this prime retail opportunity in one of Bentonville's busiest areas!

PROPERTY HIGHLIGHTS

- Suites Available: Suite 12: +/- 2,100 SF
- Prime Location with High Visibility
- Ample Parking for Employees and Customers
- Situated near Rainbow Curve (27,000 VPD Average)
- Signage Opportunities on Front and Back of Building as well as Door

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Available SF:	2,100 SF
Building Size:	13,190 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,543	20,438	47,697
Total Population	3,362	52,671	129,368
Average HH Income	\$101,629	\$125,961	\$130,637

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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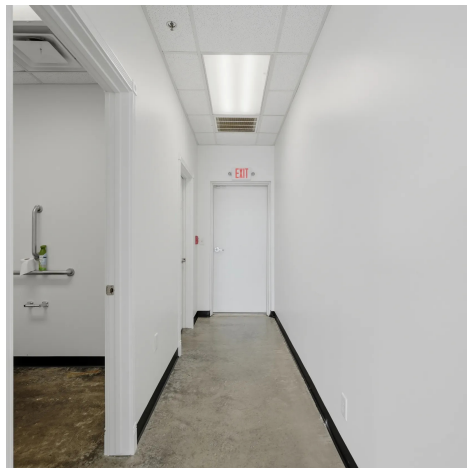
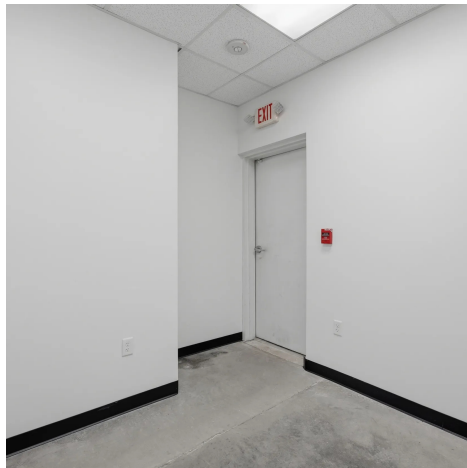
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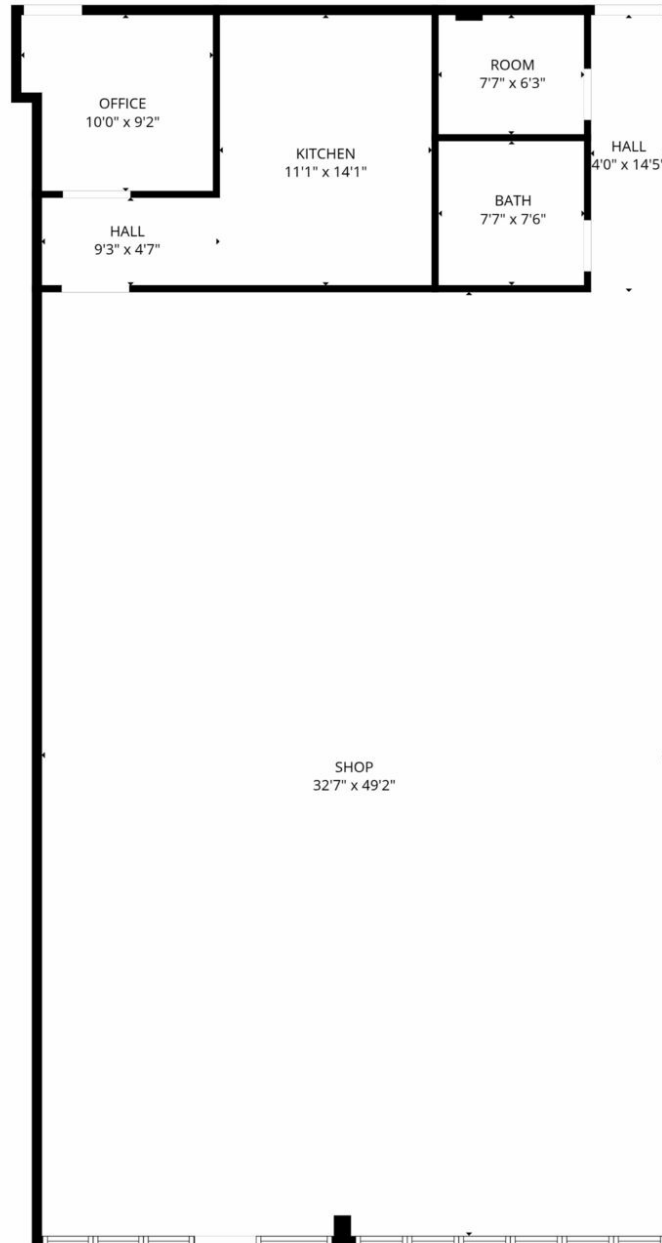
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Suite 12: +/- 2,100 SF

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

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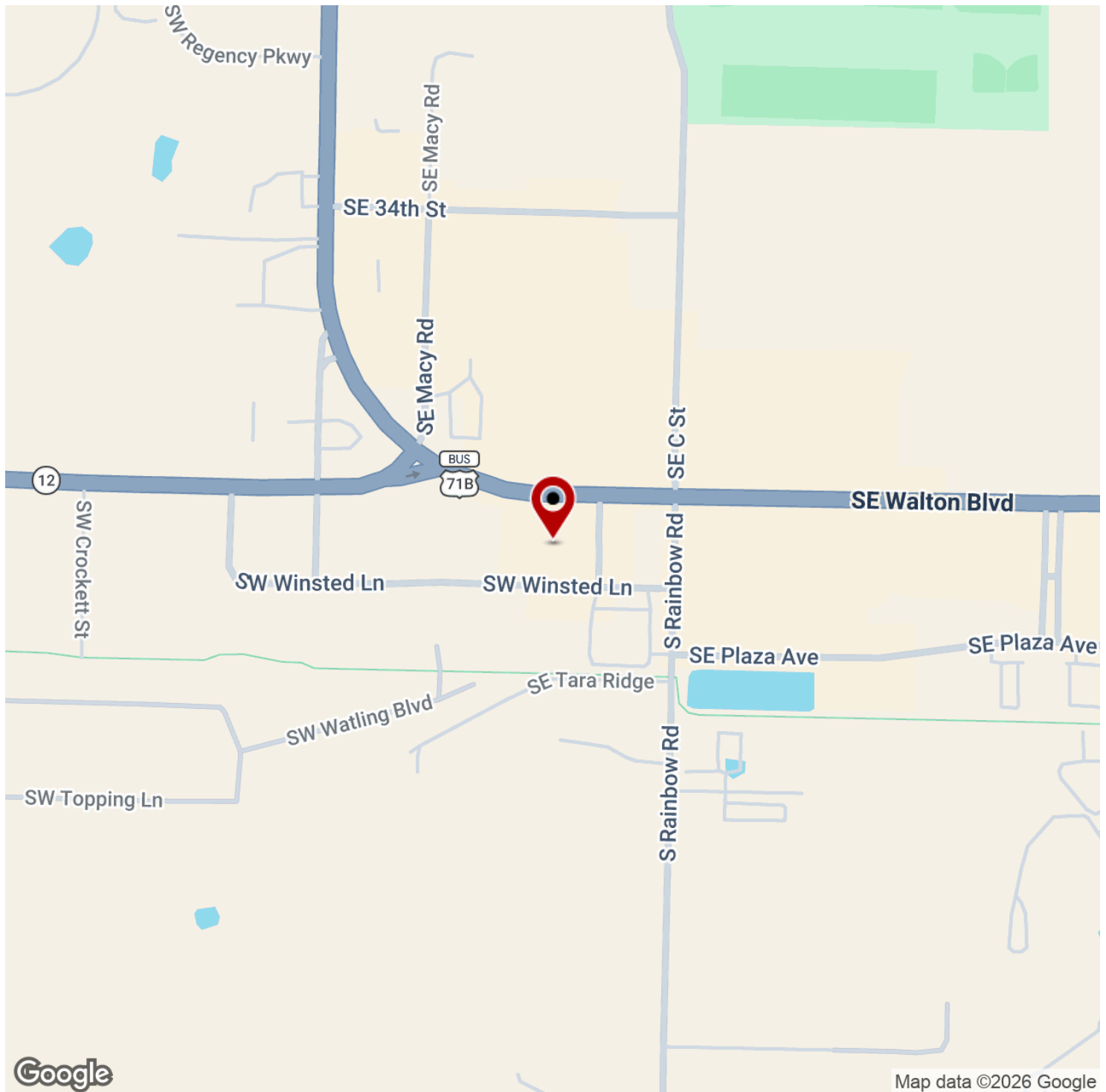
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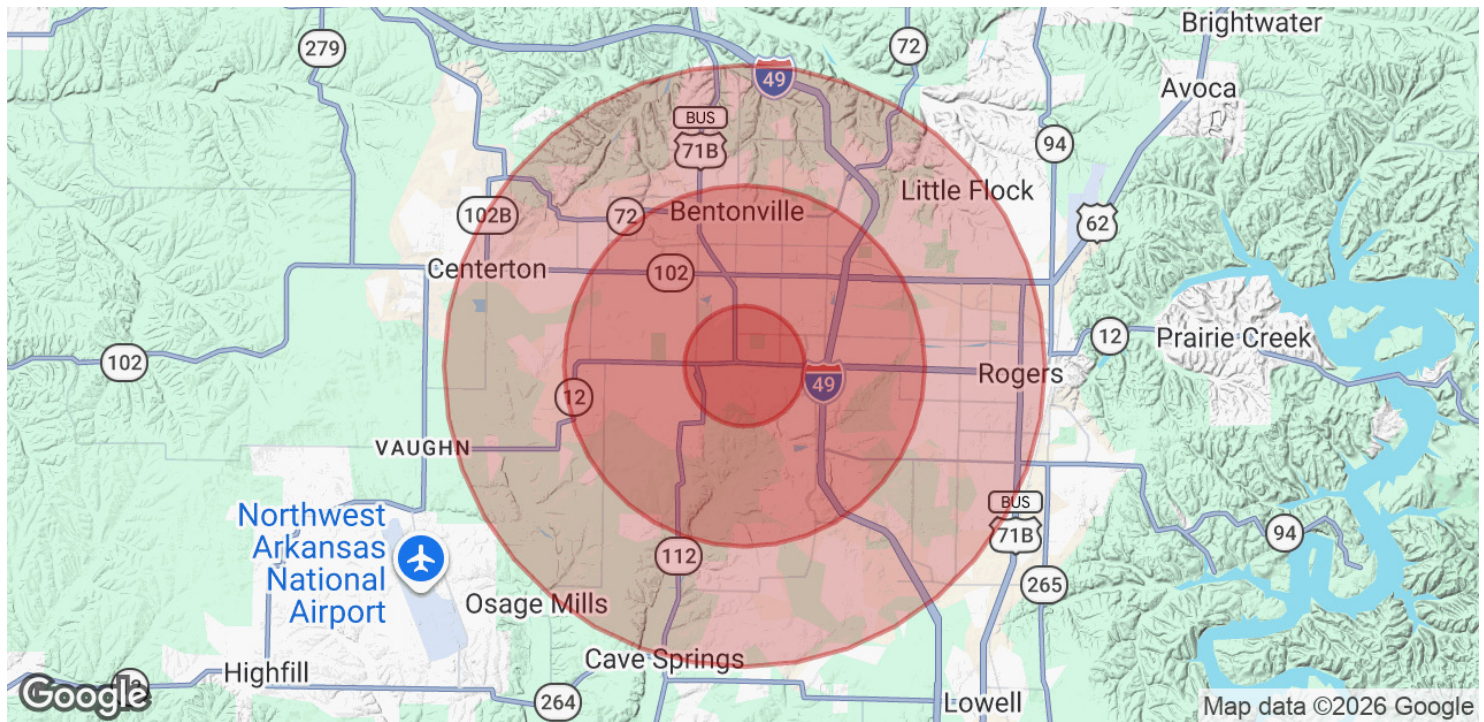
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,362	52,671	129,368
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,543	20,438	47,697
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$101,629	\$125,961	\$130,637
Average House Value	\$372,324	\$384,404	\$383,140

2020 American Community Survey (ACS)

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