

# 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 popular area businesses!

### PROPERTY HIGHLIGHTS

- Suite 106: +/- 1,500 SF; Suite 205: +/- 480 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:	\$1,045 - 3,375 per month (MG; NNN)
Number of Units:	2
Available SF:	480 - 1,500 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

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### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	480 - 1,500 SF	Lease Rate:	\$1,045 - \$3,375 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 SW 14th St Suite 106	Available	1,500 SF	NNN	\$27.00 SF/yr	-
201 SW 14th St Suite 205	Available	480 SF	Modified Gross	\$1,045 per month	-

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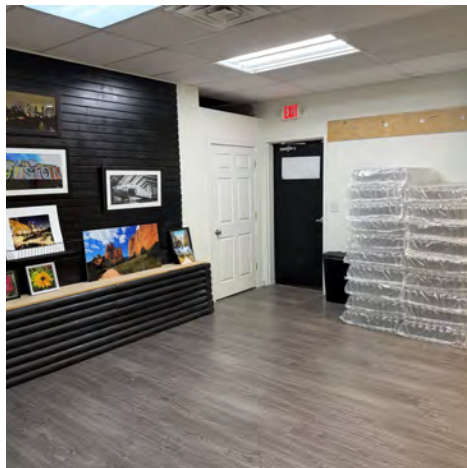
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# CROSSROADS PLAZA - SUITE 106

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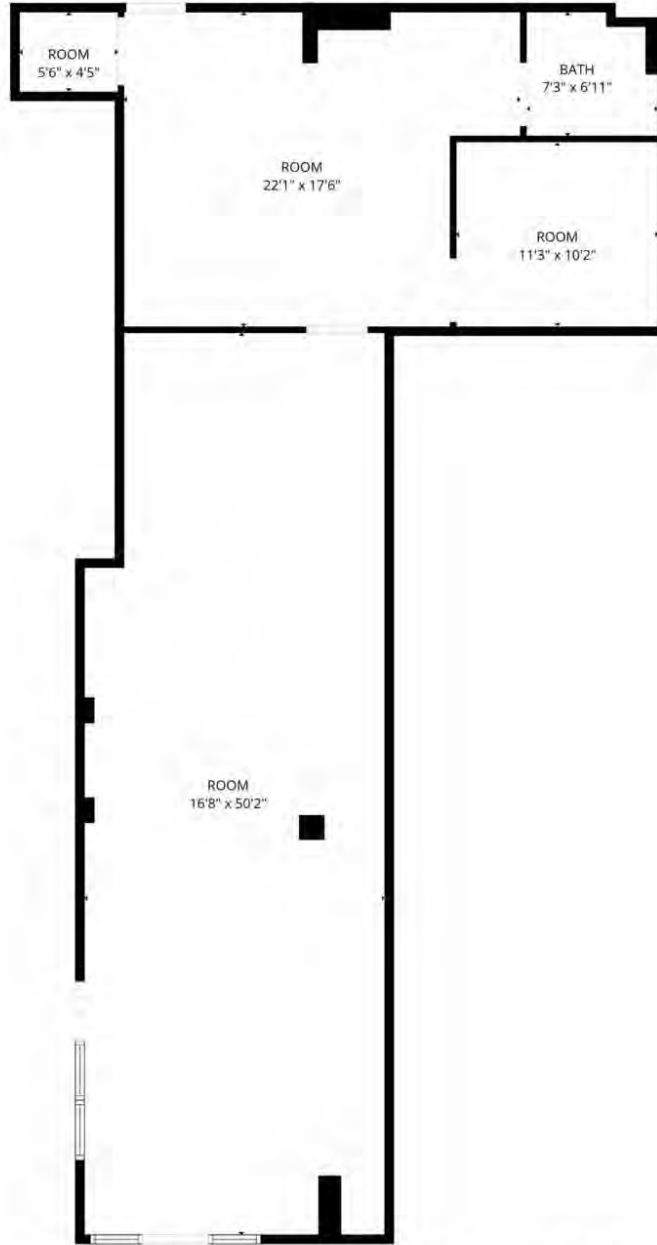
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## CROSSROADS PLAZA - SUITE 106 FLOORPLAN

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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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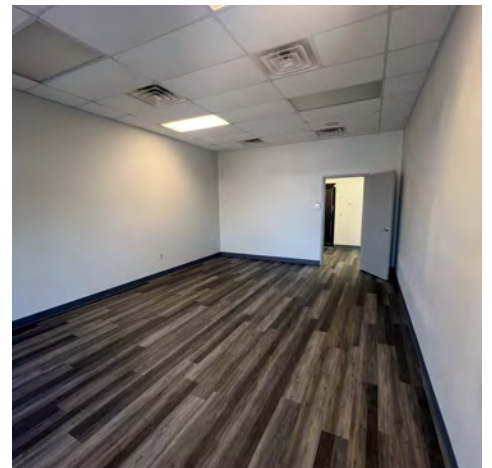
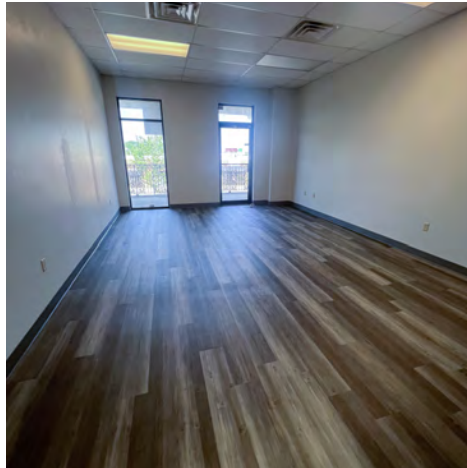
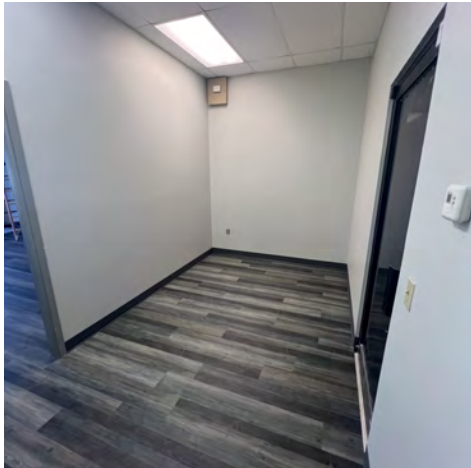
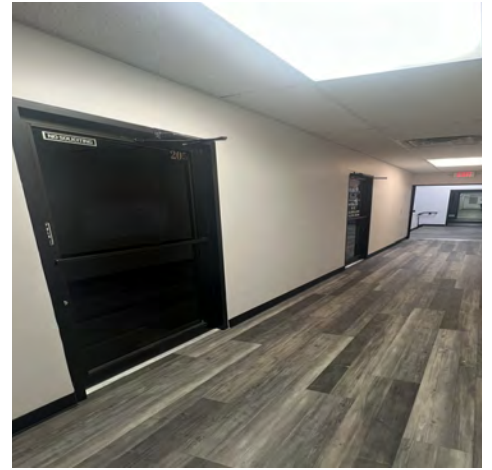
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## PRIME COMMERCIAL OFFICE SPACE FOR LEASE

# CROSSROADS PLAZA - SUITE 205

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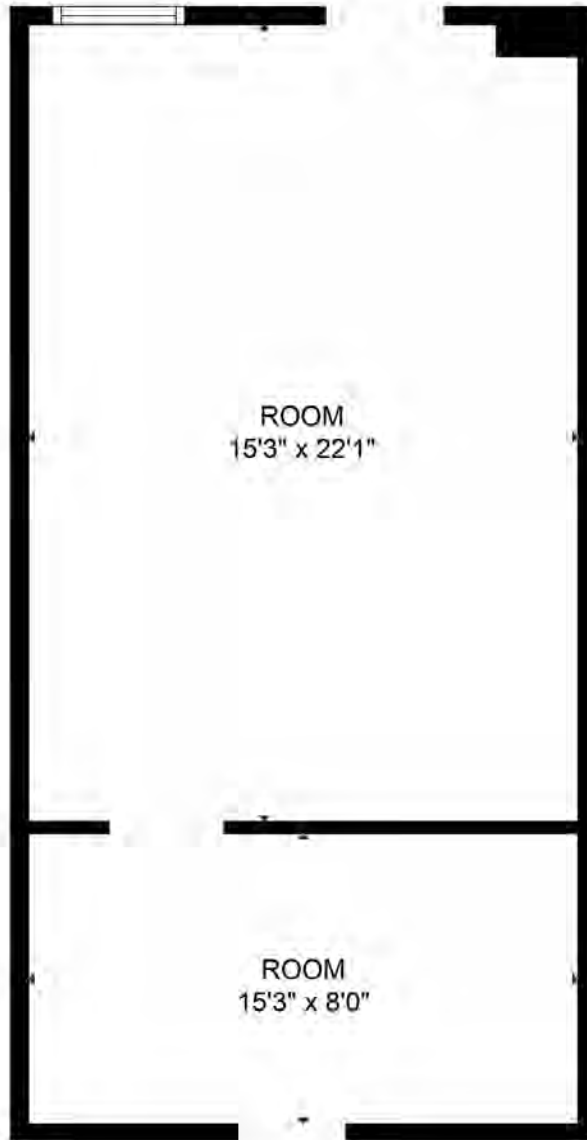
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**CROSSROADS PLAZA - SUITE 205**

201 SW 14th Street, Bentonville, AR 72712

**Suite 205**



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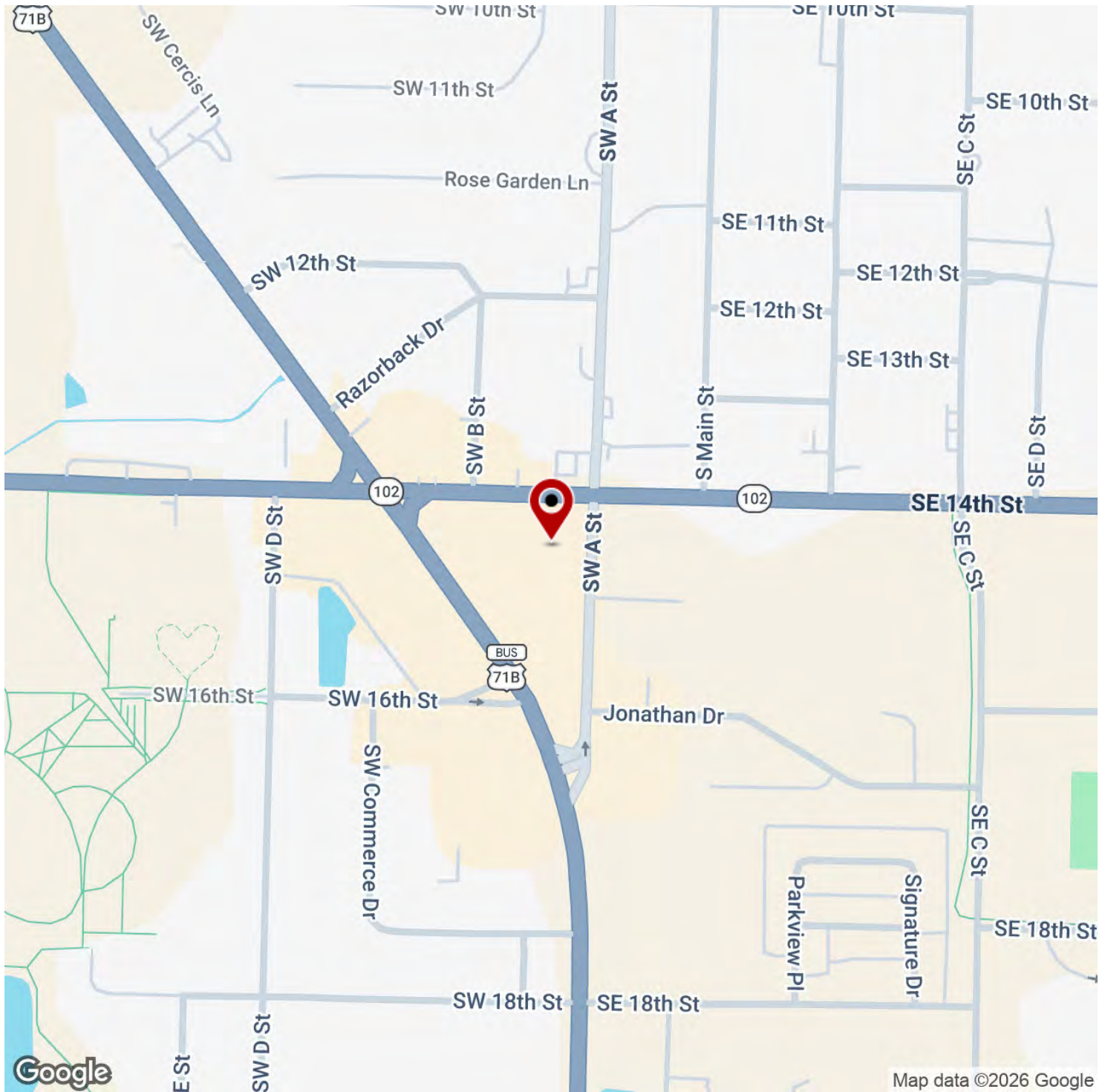
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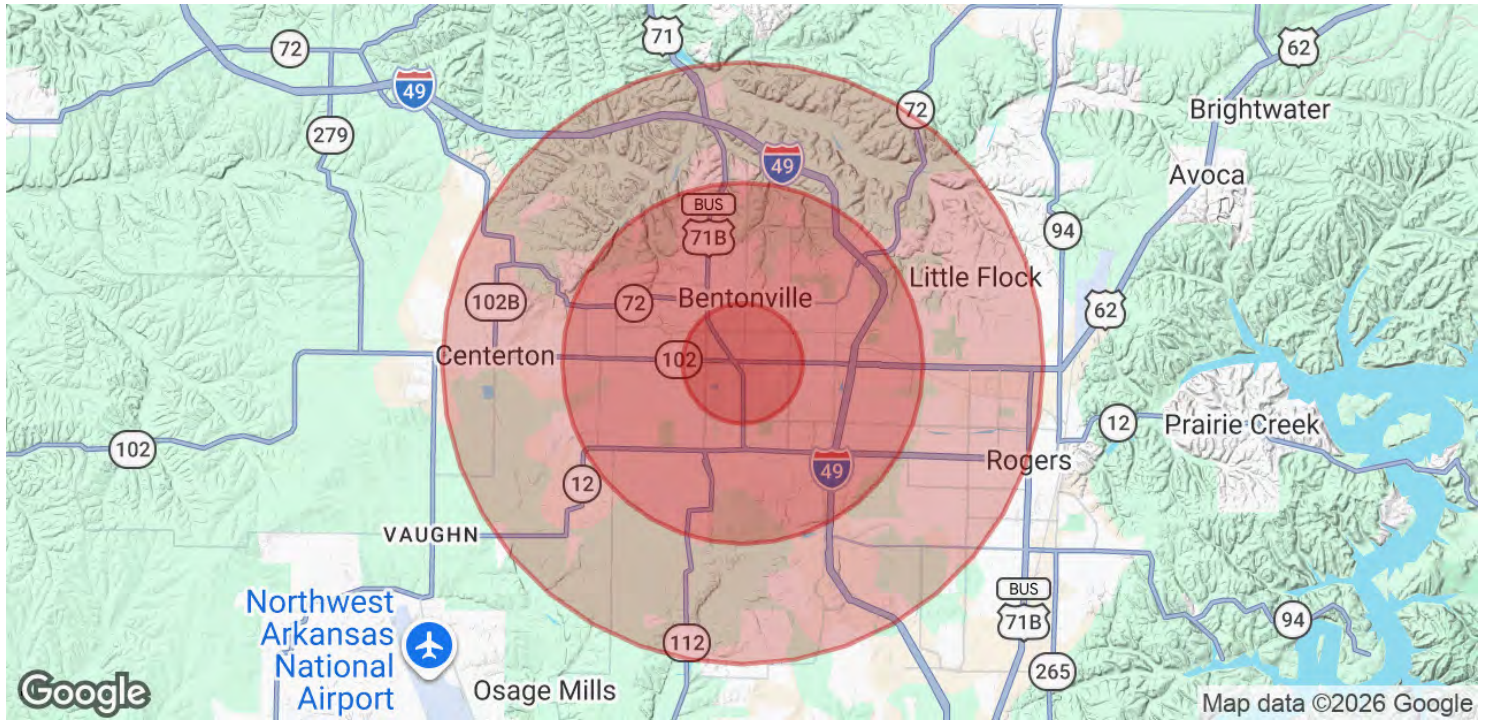
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,013	60,086	126,310
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

*Demographics data derived from AlphaMap*

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