

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; Suite 205: +/- 480 SF
- Ample parking, multiple points of easy ingress & egress
- Other tenants include: Cox, Crisp & Green, Five Guys, and Chicken Headz Restaurant

OFFERING SUMMARY

Lease Rate:	\$23.50 - 27 SF/yr (NNN; MG)
Number of Units:	3
Available SF:	480 - 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

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SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

PRIME COMMERCIAL OFFICE SPACE FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	480 - 1,771 SF	Lease Rate:	\$23.50 - \$27 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 SW 14th St Suite 104	Available	1,771 SF	NNN	\$23.50 SF/yr	-
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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CROSSROADS PLAZA - SUITE 104 PHOTOS

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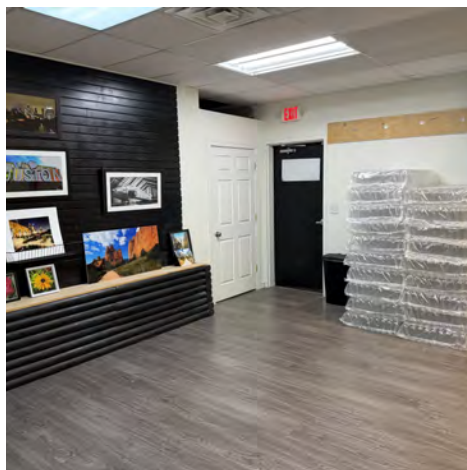
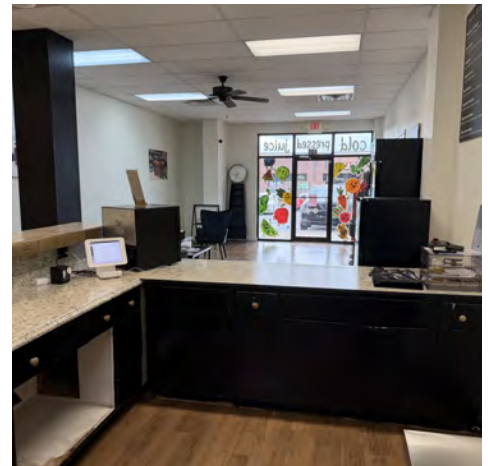
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CROSSROADS PLAZA - SUITE 106

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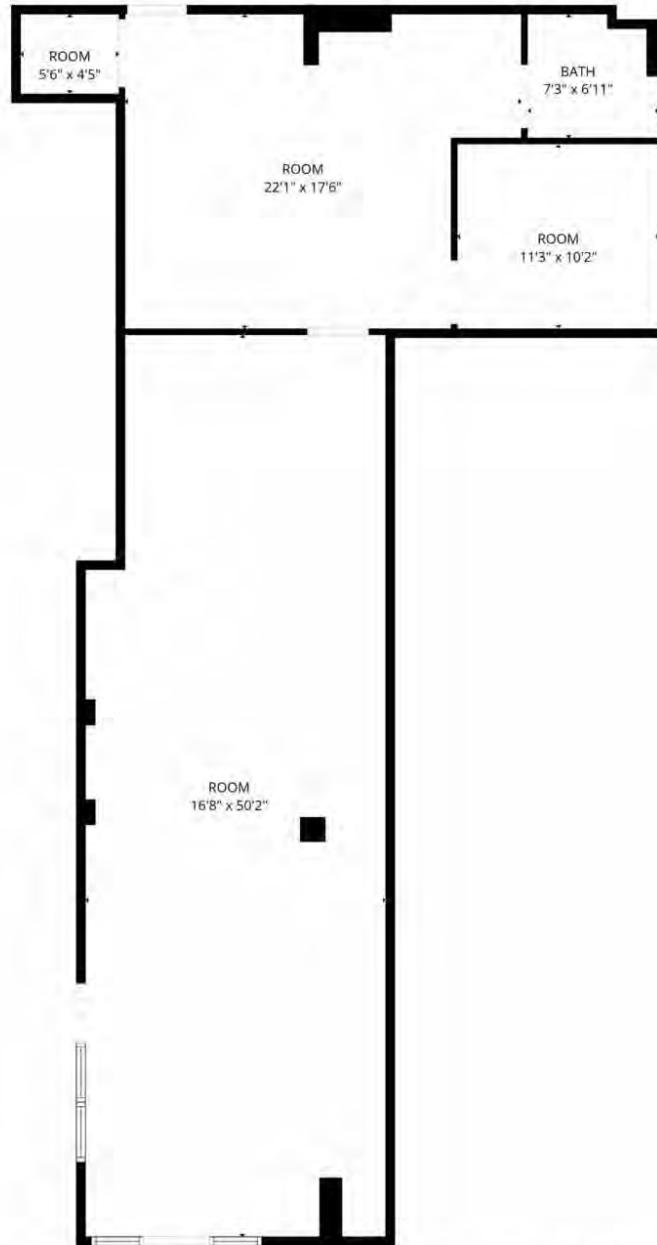
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CROSSROADS PLAZA - SUITE 106 FLOORPLAN

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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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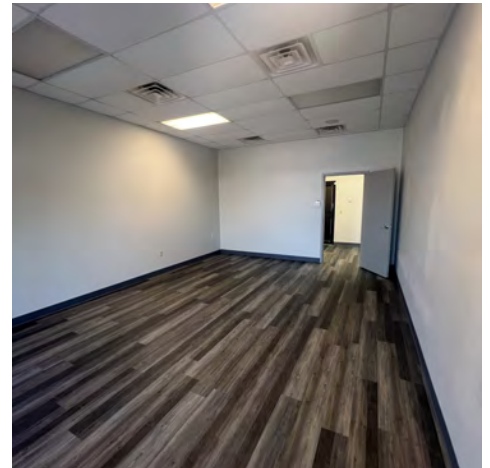
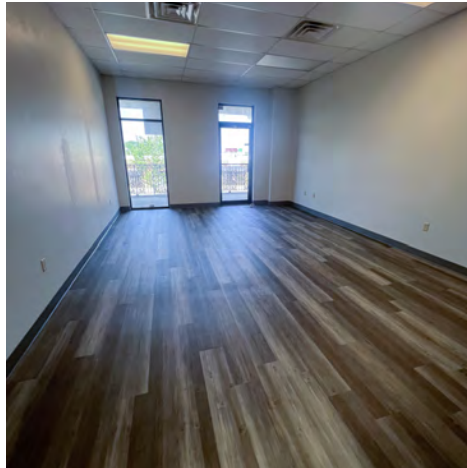
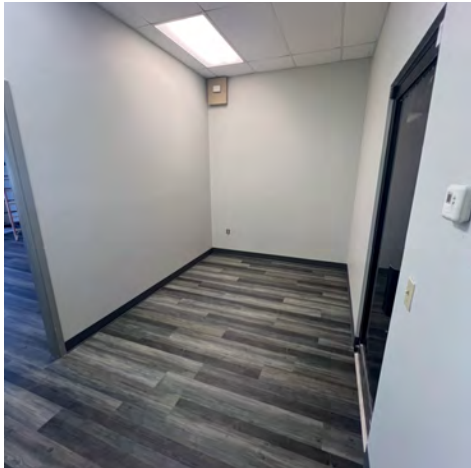
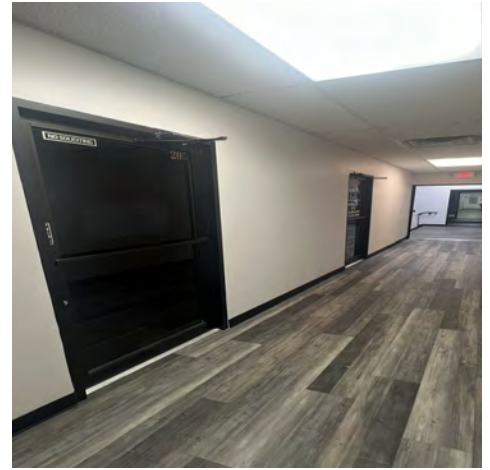
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CROSSROADS PLAZA - SUITE 205

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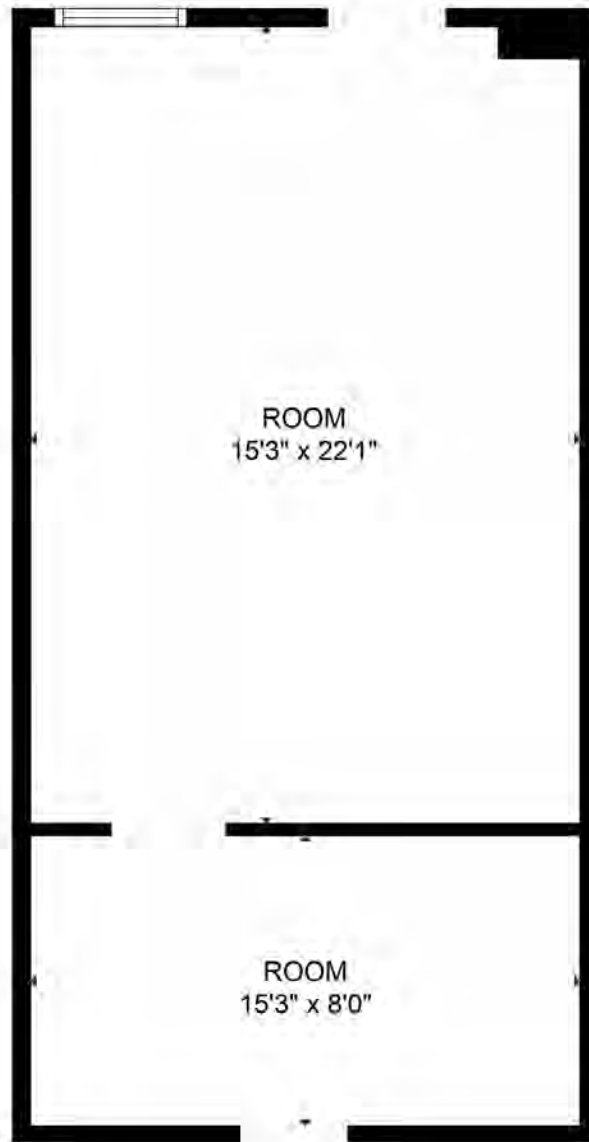
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Suite 205



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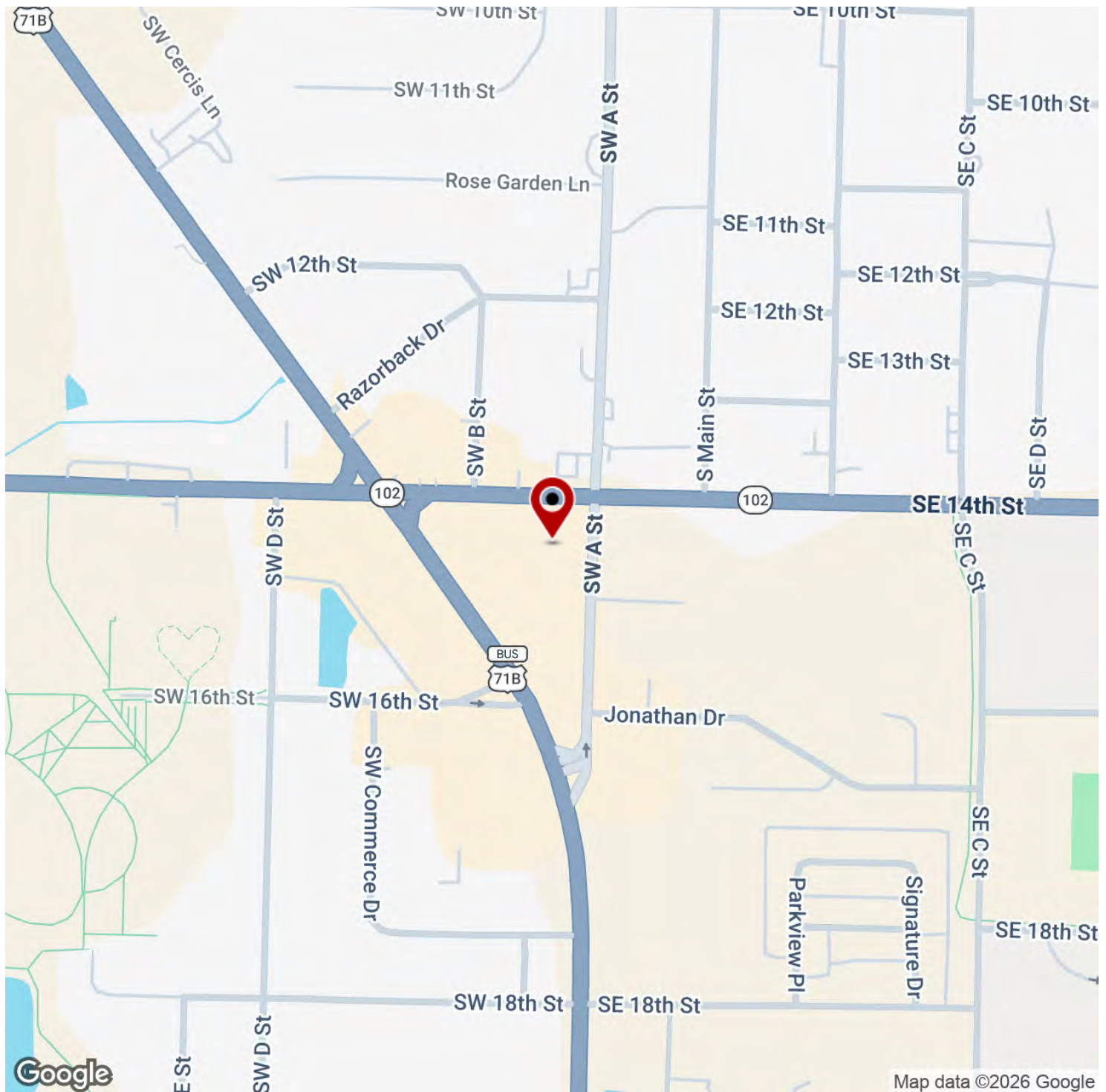
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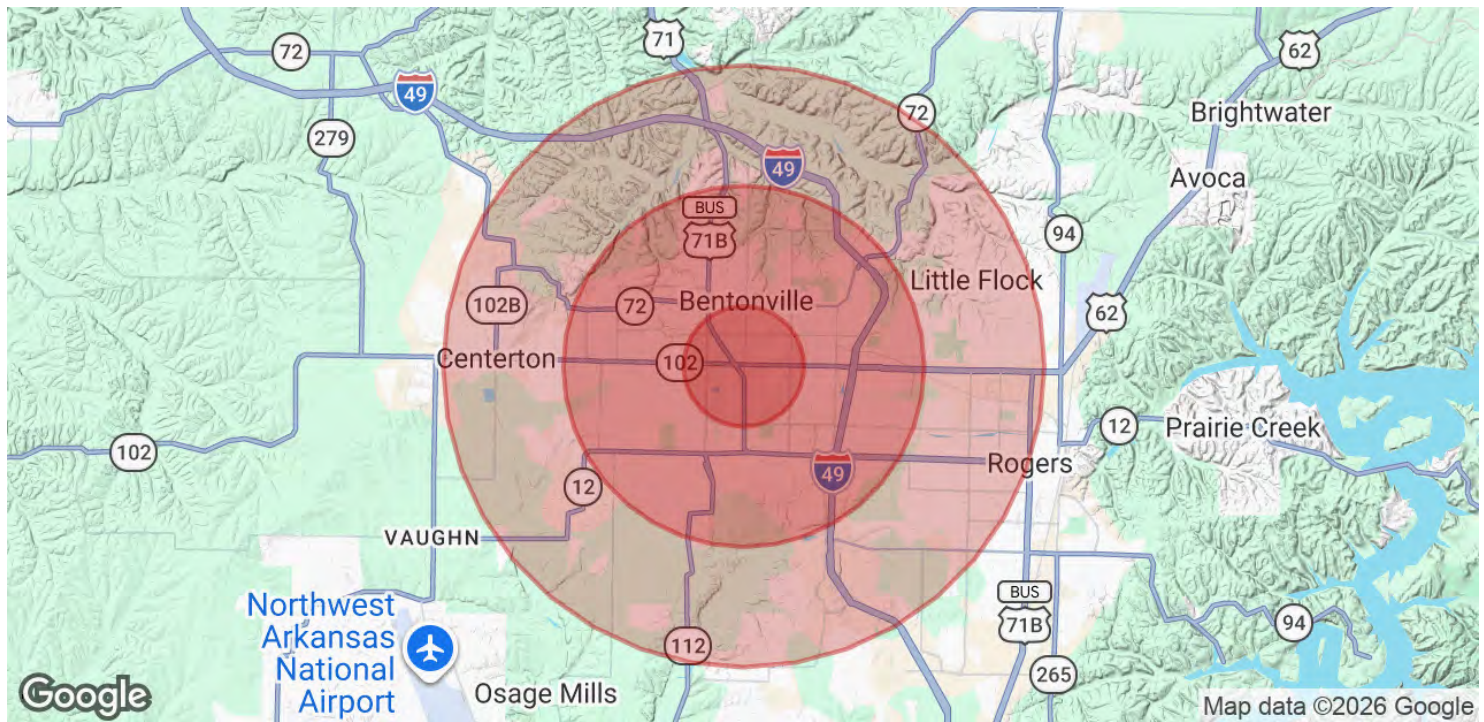
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	60,086	126,310
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

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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