



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



140 SOUTHWINDS RD SUITE 131 - FARMINGTON, AR 72730

OFFERING SUMMARY

Lease Rate:	\$31.50 SF/yr
Lease Type:	Modified Gross
Available SF:	1,091 SF
Year Built:	2022

PROPERTY HIGHLIGHTS

- Fully finished-out Class A office space.
- Tenant responsible for electric & phone/cable/internet.
- Suites accessed through common area.
- Ample parking & less than 4 miles from I-49.
- Available to move in immediately.

PROPERTY OVERVIEW

Professional office space for lease in the recently constructed Bristol Commons! One suite remaining. Property centrally located just off W Main St (Hwy 62), and in close proximity to neighborhoods, apartments, restaurants, retail, and schools.



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FARMINGTON
JR HIGH



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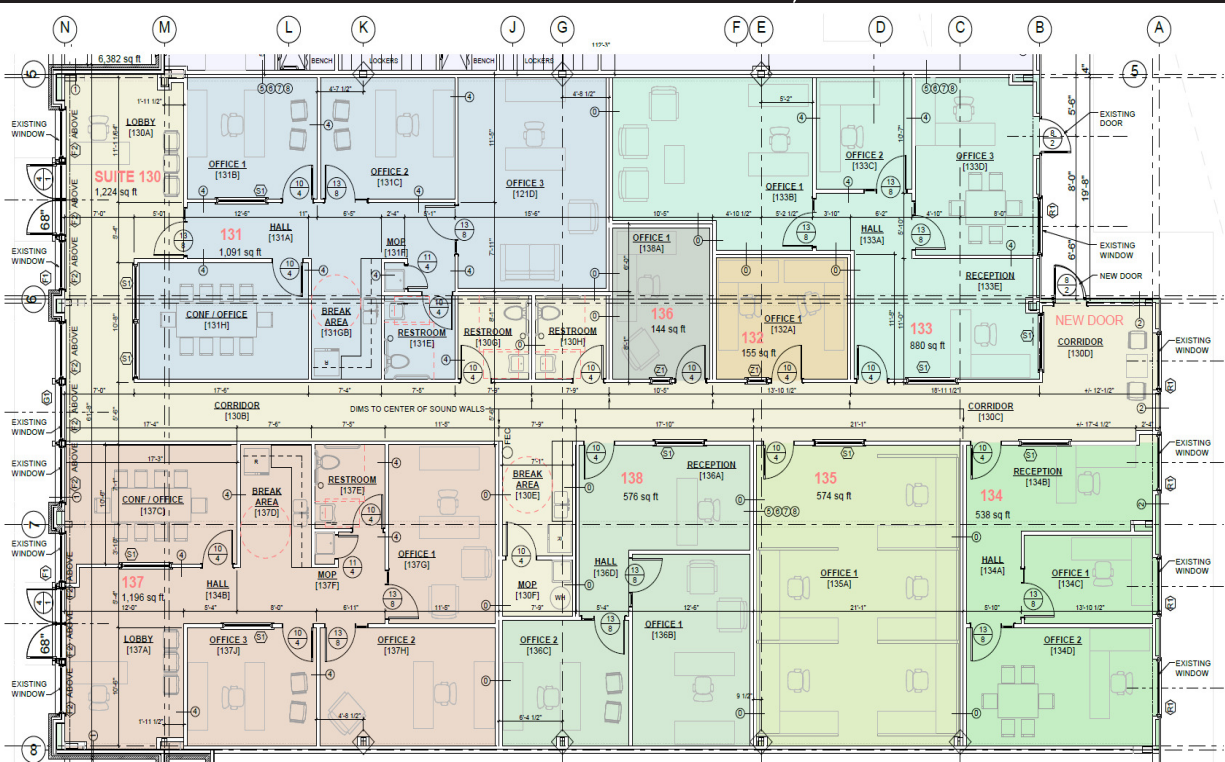


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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	2 - year min
Available SF:	1,091 SF	Lease Rate:	\$31.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 131	Available	1,091 SF	\$31.50 SF/yr	3 offices, conference room, kitchenette, & restroom.
Suite 132	Minton Law Firm	155 SF	Leased	Open office, shared kitchenette & restrooms.
Suite 133	CaptiveAire	880 SF	Leased	3 offices, reception area, shared kitchenette & restrooms.
Suite 134	Luminate Home Loans	539 SF	Leased	2 offices, reception area, shared kitchenette & restrooms.
Suite 135	Myers-Davis Life Coaching	574 SF	Leased	Open office, shared kitchenette & restrooms.
Suite 136	IHawl Land Specialist	144 SF	Leased	Open office, shared kitchenette & restrooms.
Suite 137	IHawl Land Specialist	1,206 SF	Leased	3 offices, conference room, reception area, kitchenette, restroom.
Suite 138	Coney's Garage Doors	576 SF	Leased	2 offices, reception area, shared kitchenette & restrooms.

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Common Area/Suite 131 Entrance



Suite 131 Hallway



Suite 131 Kitchenette



Suite 131 Conference Room



Suite 131 Office



Suite 131 Restroom



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,146	17,754	61,492
Average Age	38	37	33
Average Age (Male)	36	36	32
Average Age (Female)	40	38	34

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,590	6,606	22,943
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,686	\$110,453	\$88,958
Average House Value	\$277,369	\$306,330	\$315,780

2020 American Community Survey (ACS)

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