

**+/- 0.76 ACRES OF LAND FOR SALE OR LEASE**

# 1101 W CENTERTON BLVD

Centerton, AR 72719



## PROPERTY DESCRIPTION

+/- 0.76 acres of prime commercial land for sale, perfectly positioned right off Centerton Blvd in Centerton, AR. Zoned C-2, this property offers incredible potential for a variety of developments, including retail, QSR, or professional office spaces. Its strategic location places it just 2 minutes from Main Street Centerton, Casey's General Store, and McDonald's, 3 minutes from the proposed Walmart Supercenter, and 5 minutes from Bentonville West High School. Additionally, it is just 1 minute away from the newly opened Domino's Pizza and surrounded by established residential neighborhoods. With excellent visibility and an average traffic count of approx. 14,000 VPD on Centerton Blvd, this site is a prime opportunity for commercial growth and investment.

## PROPERTY HIGHLIGHTS

- ±0.76 acres of prime commercial land for sale in Centerton, AR
- Zoned C-2: ideal for retail, QSR, or professional office development
- Excellent visibility with approx. 14,000 VPD on Centerton Blvd
- Strategic location just off Centerton Blvd

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.

## OFFERING SUMMARY

Sale Price:	\$949,999
Lease Rate:	\$4,500.00 per month (Absolute Net)
Lot Size:	0.76 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,365	11,497	22,963
Total Population	9,770	34,033	65,474
Average HH Income	\$108,233	\$127,288	\$135,634

## TIMOTHY SALMONSEN

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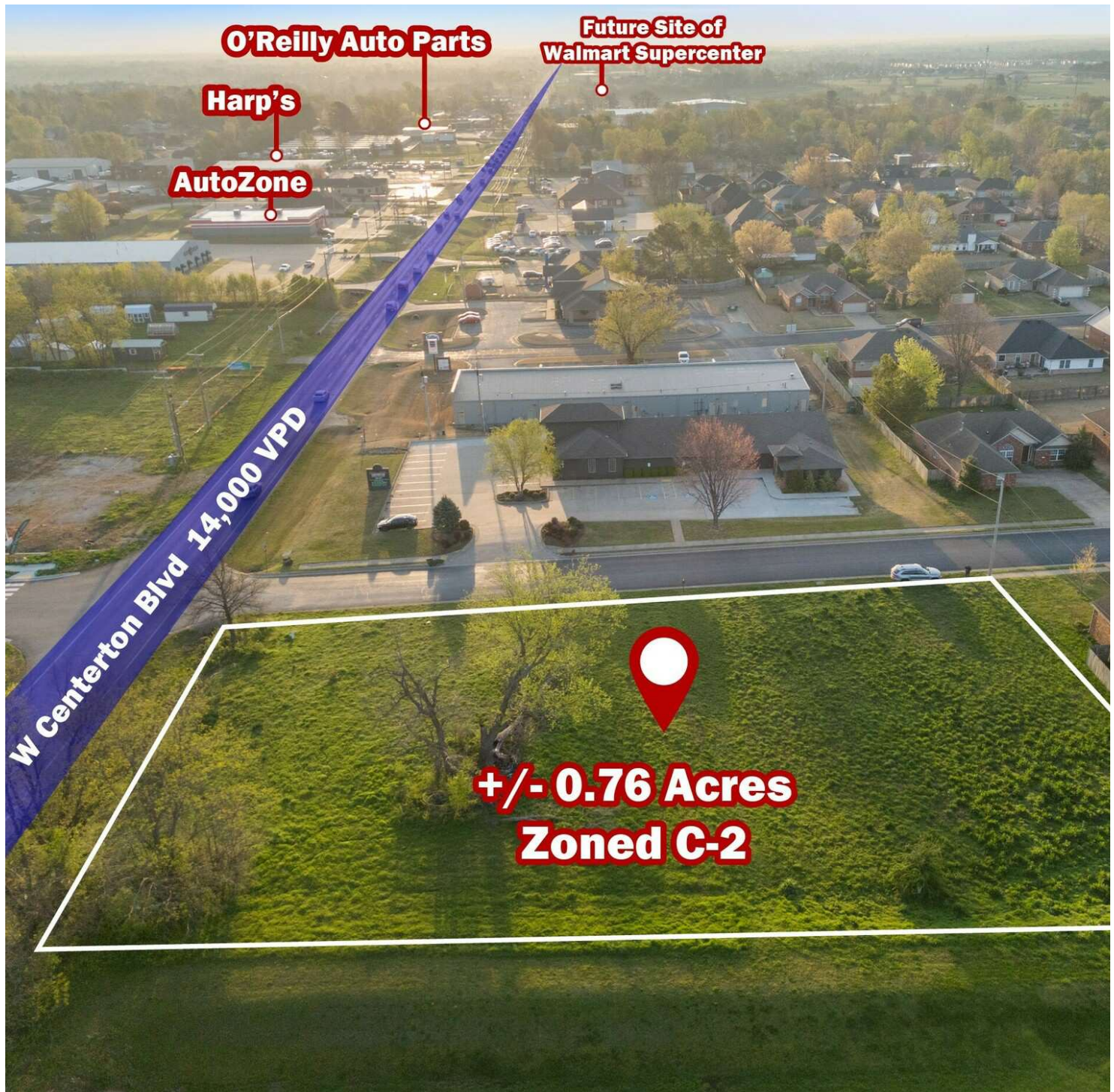
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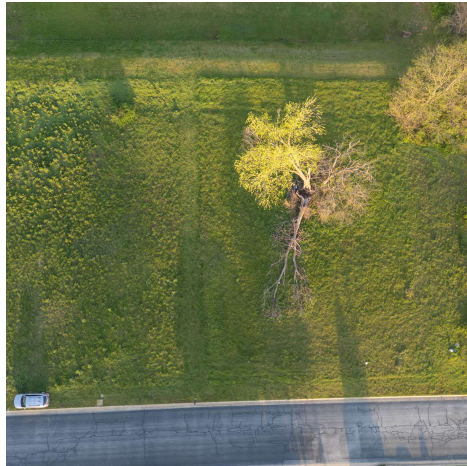
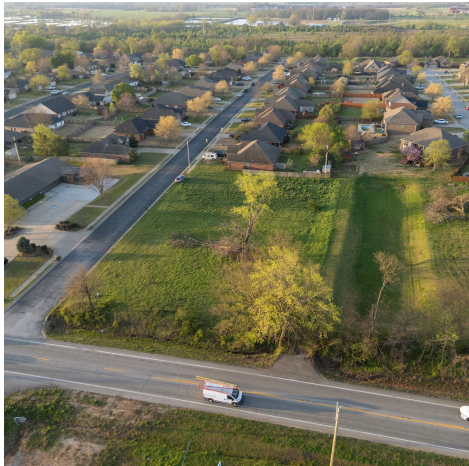
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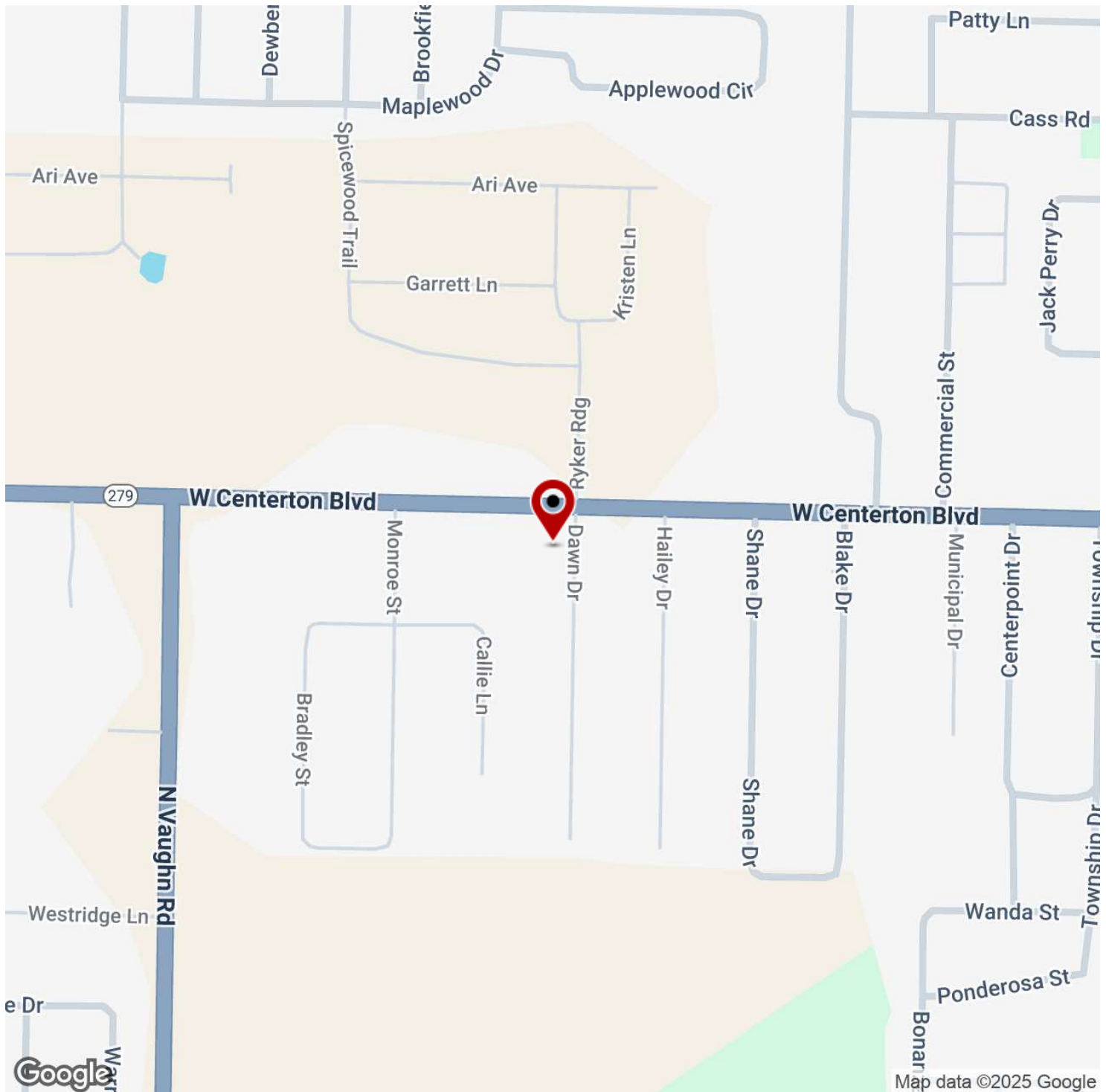
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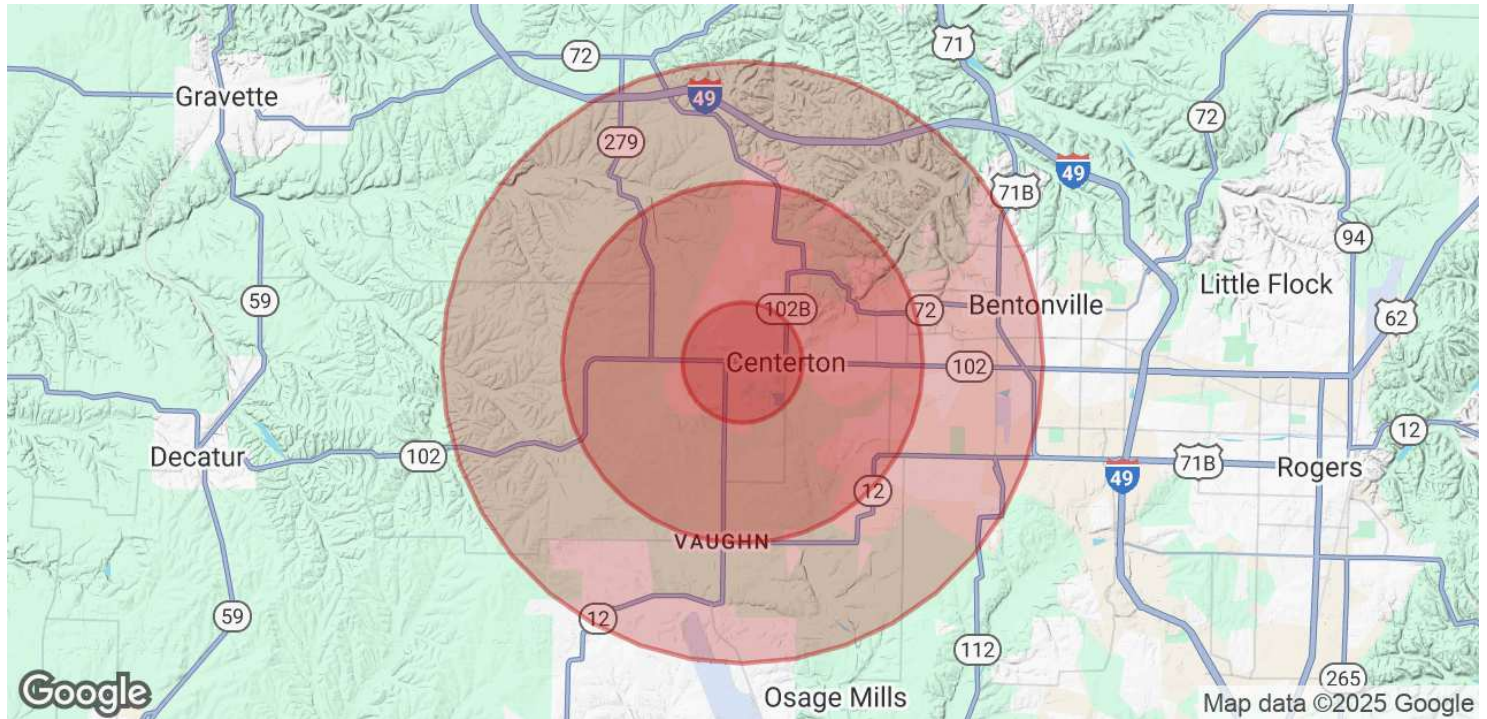
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,770	34,033	65,474
Average Age	33	33	33
Average Age (Male)	32	32	33
Average Age (Female)	34	33	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,365	11,497	22,963
# of Persons per HH	2.9	3	2.9
Average HH Income	\$108,233	\$127,288	\$135,634
Average House Value	\$304,401	\$360,100	\$384,476

*Demographics data derived from AlphaMap*

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