

+/- 10,000 SF EVENT CENTER FOR LEASE

404 SW REGIONAL AIRPORT BLVD

Bentonville, AR 72712



PROPERTY DESCRIPTION

Available for lease, this impressive +/- 10,000 SF event facility sits on +/- 2 acres and is ideal for a variety of uses. Currently operating as a successful wedding venue, the property features a spacious caterer's kitchen, elegant and flexible event space, and a versatile layout that can be customized to suite your needs. Perfect for weddings, corporate events, banquets, galas, or community gatherings, the building offers ample parking, beautiful surroundings, and both indoor and outdoor event areas. Positioned next to the Bentonville Municipal Airport, 2 miles from I-49, 3 miles from Walmart's new World HQ, and 10 miles from XNA. With it's prime location and turnkey setup, this property is ready for immediate use, allowing you to start hosting events and generating revenue right away. Whether you are an experienced event operator, hospitality professional, or business owner looking for a one of a kind space, this venue offers the visibility, amenities, and flexibility you need to succeed.

PROPERTY HIGHLIGHTS

- +/- 10,000 SF event facility
- Spacious caterer's kitchen
- Indoor and outdoor gathering spaces
- Versatile layout to accommodate a variety of uses
- Turnkey Setup

OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Available SF:	10,160 SF
Lot Size:	2.01 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,111	20,555	48,427
Total Population	5,561	53,548	131,234
Average HH Income	\$131,489	\$130,056	\$132,956

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.

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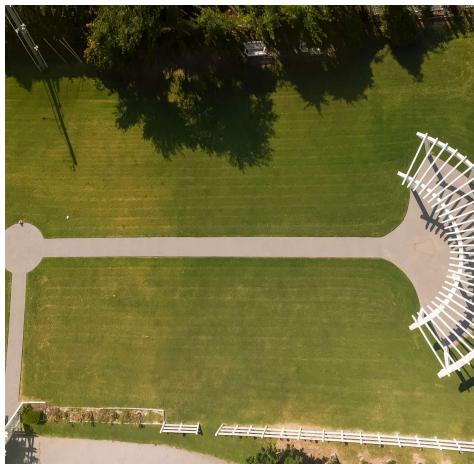
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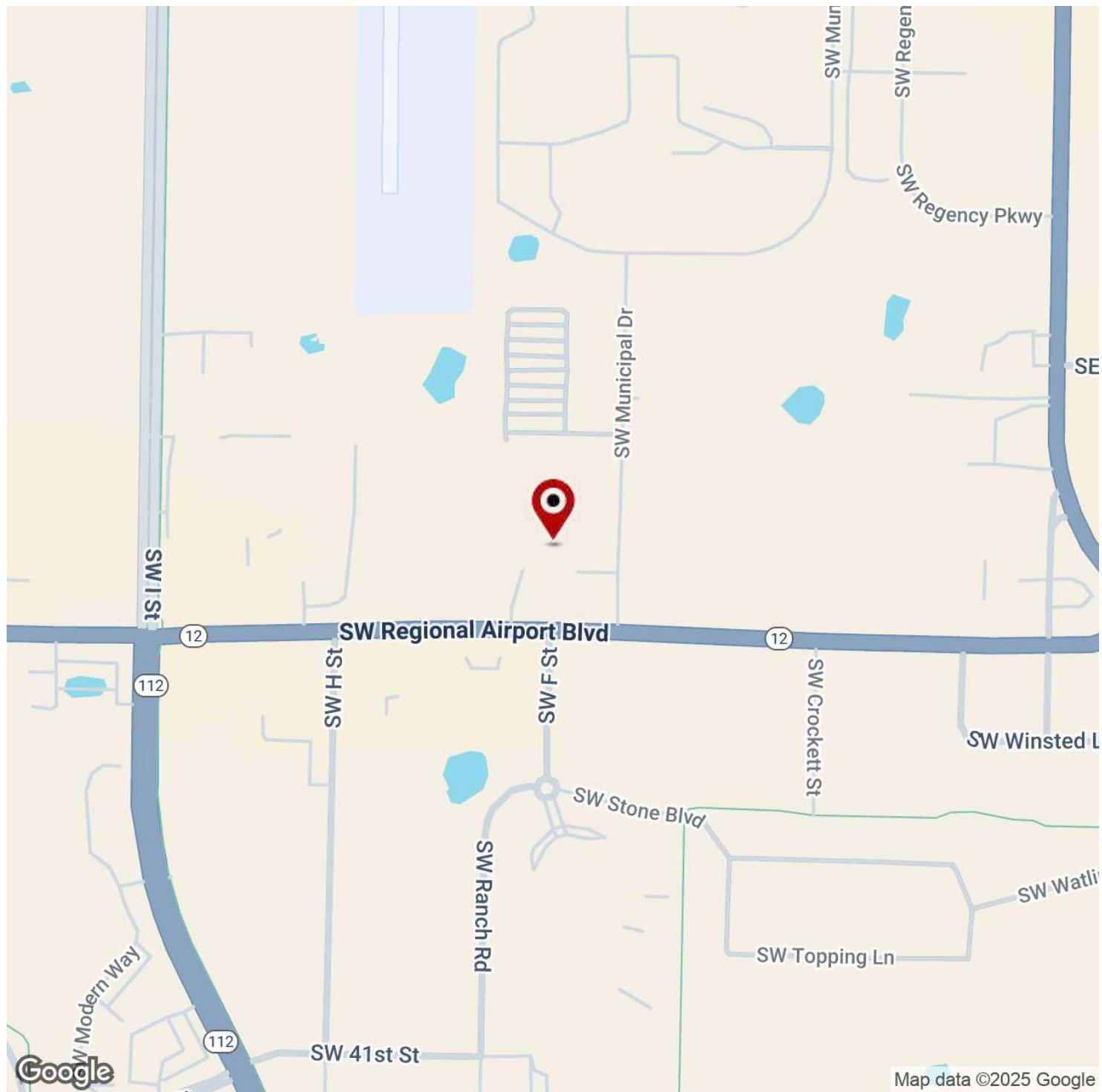
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Each Office Independently Owned and Operated salmonsengroup.com

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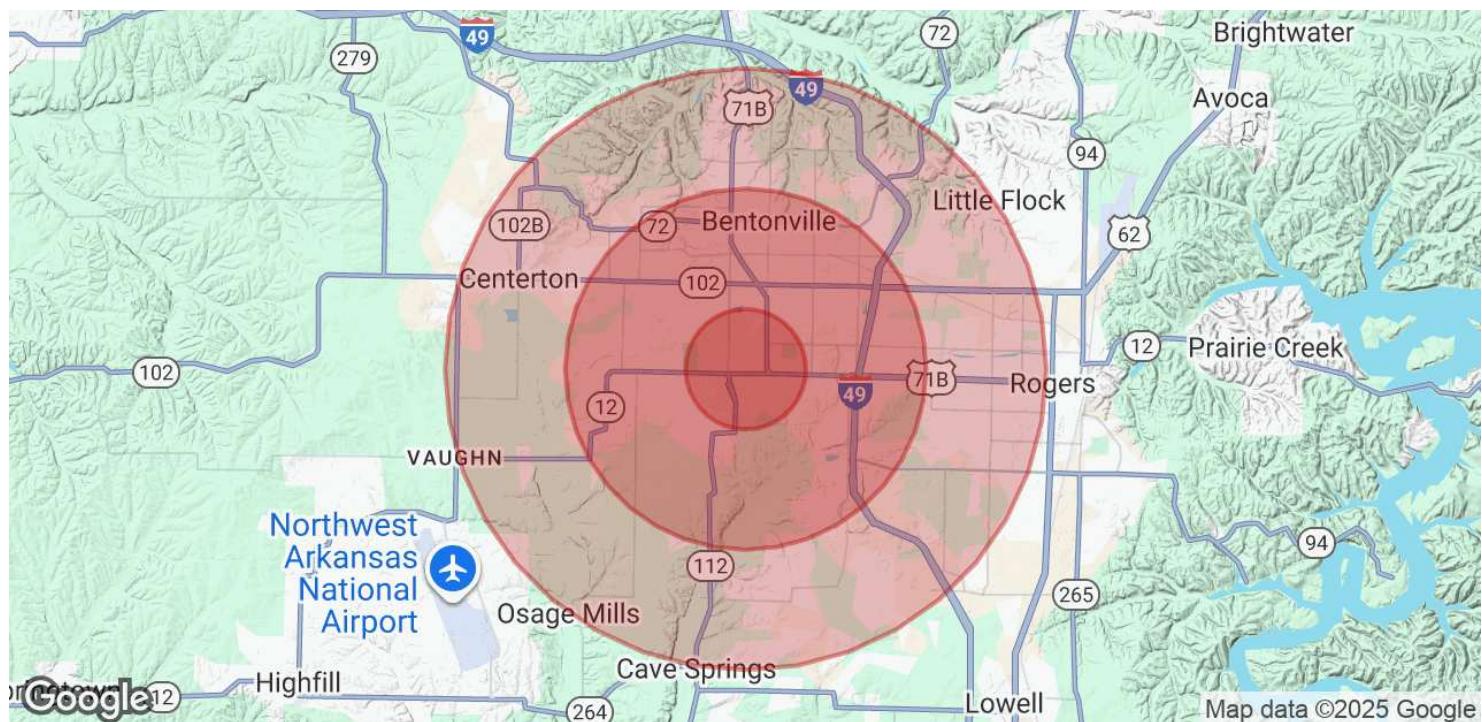
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,561	53,548	131,234
Average Age	33	35	35
Average Age (Male)	32	34	34
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,111	20,555	48,427
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$131,489	\$130,056	\$132,956
Average House Value	\$398,091	\$391,862	\$387,594

Demographics data derived from AlphaMap

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