

# LOT FOR SALE

Westpark Square | SW Westpark Dr | Bentonville, AR 72712



**KELLEY COMMERCIAL  
PARTNERS**

**MATT HAIRSTON**  
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## AVAILABLE

±1.23 Acres

## PRICE

\$1,350,000

## COMMENTS

- Located in the heart of Bentonville
- Ready-to-develop pads
- Close proximity to Walmart Corporate
- Within miles of major restaurants and retail

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,040	61,293	117,483	246,629
AVERAGE HH INCOME	\$135,685	\$144,978	\$147,392	\$138,568
TOTAL HH	3,339	24,298	45,260	93,985

## TRAFFIC COUNTS

SW 14th St - 31,149 VPD

SW I St - 15,364 VPD



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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### BROKERAGE

### PROPERTY MANAGEMENT

### DEVELOPMENT MANAGEMENT

### CONSULTING

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

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Springdale, AR 72762  
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RETAIL ADVISORS