



IT'LL DO RD./SLACK ST.

Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Prime commercial lot spanning +/- 1.16 Acres and sitting prominently at the intersection of Slack St. and It'll Do Rd. This lot is one of the most visible and accessible corners in Pea Ridge, strategically positioned along the route frequented by travelers commuting between Pea Ridge and Bentonville. With Pea Ridge experiencing a significant population boom and ongoing construction of new homes, the demand for local amenities and services is on the rise. This corner lot presents an exceptional opportunity for various business ventures, including QSRs, Gas Stations/Convenience Stores, or other small retail establishments. Boasting an average VPD of +/- 10,000, this location offers unparalleled visibility and convenience for any business operation.

PROPERTY HIGHLIGHTS

- One of the most visible and accessible corners in Pea Ridge
- +/- 10,000 VPD
- Huge visibility and a convenient location makes this the perfect spot for any business
- Ground Lease: \$5,000/mo. whole lot or \$3,000/mo. half lot

OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$5,000/mo
Available SF:	1.16 Acres
Lot Size:	1.16 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	224	7,088	47,551
Total Population	621	18,901	125,208
Average HH Income	\$70,359	\$68,527	\$63,773

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.

TIMOTHY SALMONSEN

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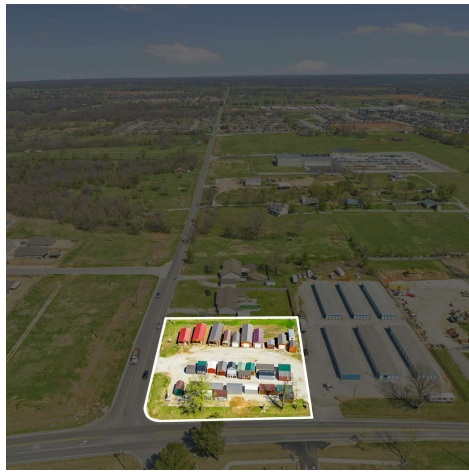
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

+/- 1.16 ACRE CORNER COMMERCIAL LOT FOR SALE OR LEASE



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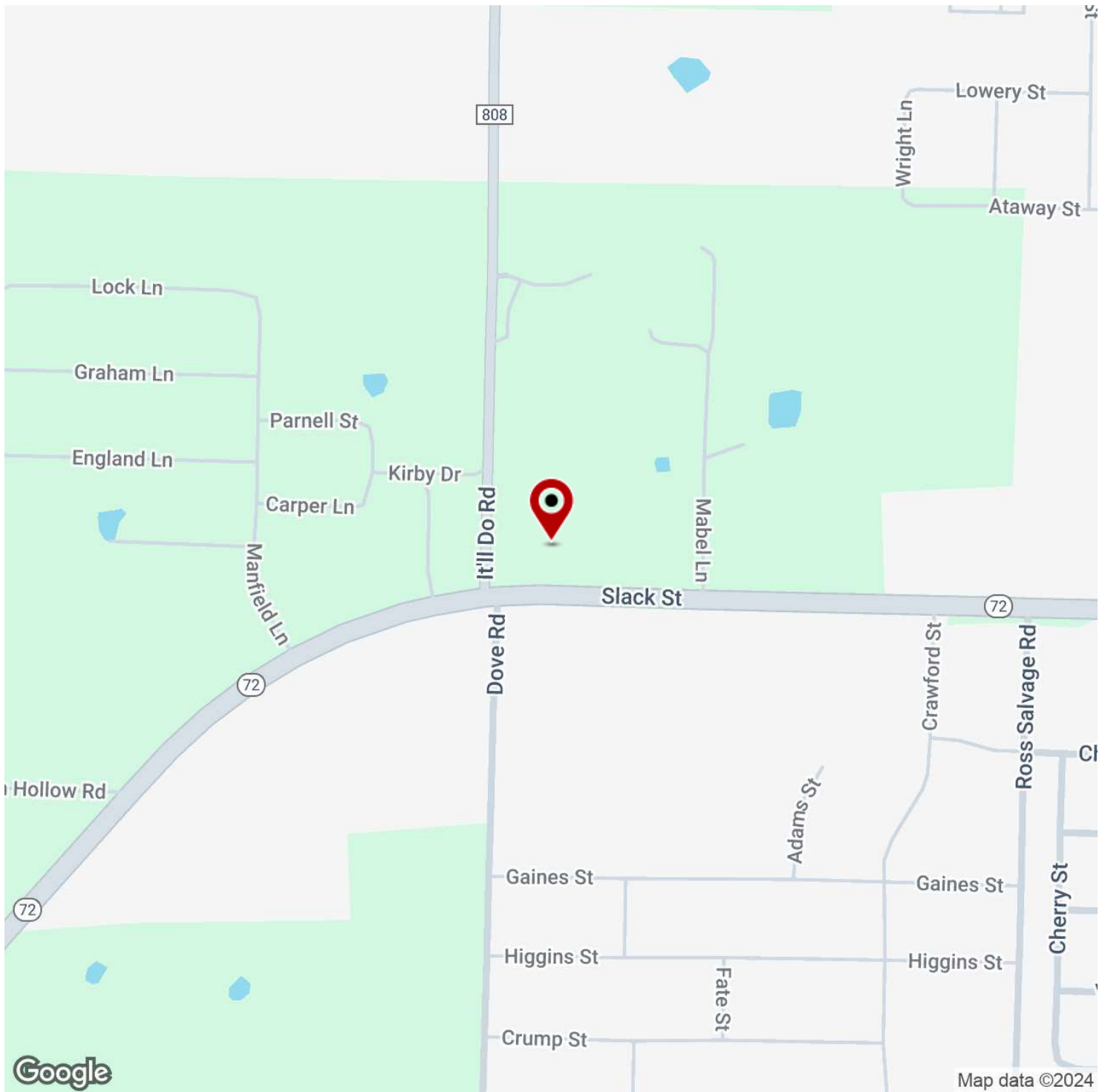
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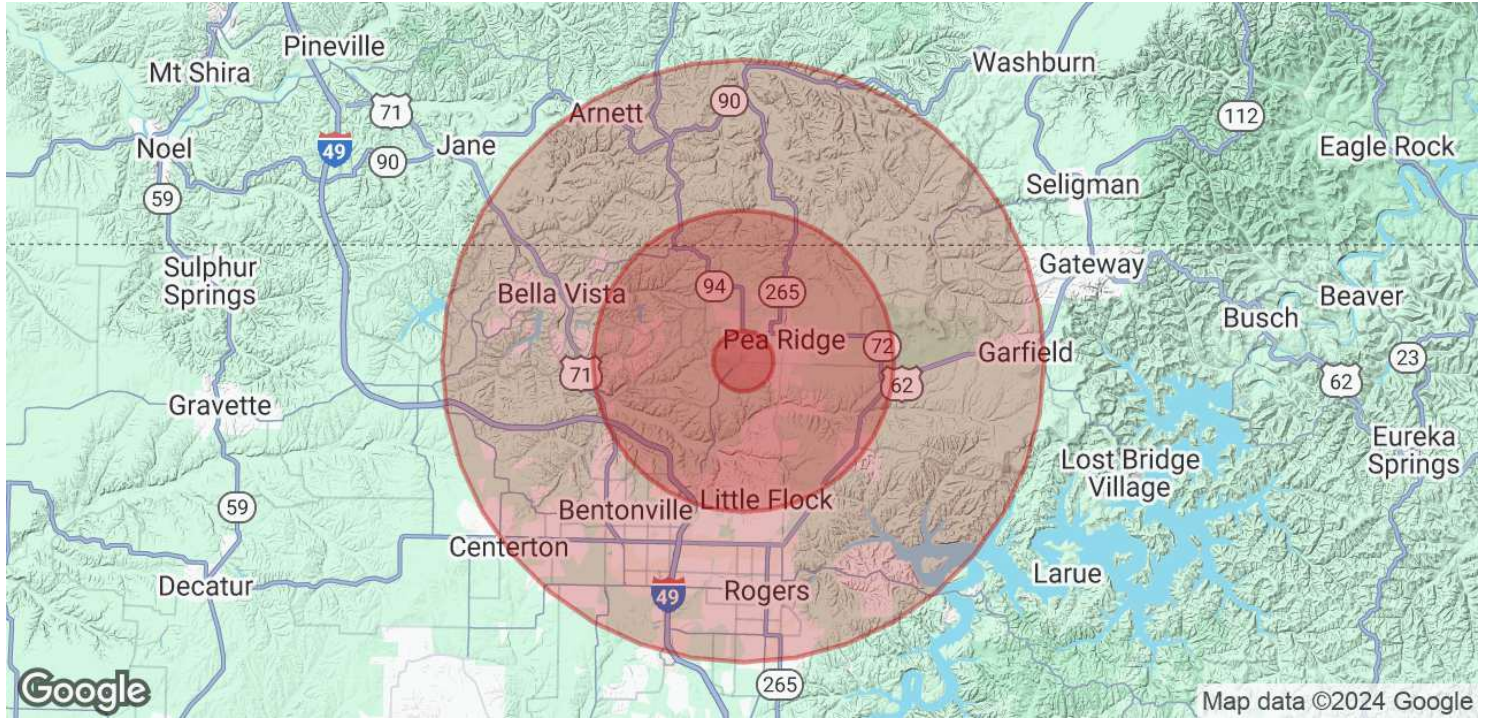
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	621	18,901	125,208
Average Age	33.4	36.7	35.7
Average Age (Male)	33.5	36.7	34.0
Average Age (Female)	33.1	37.2	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	224	7,088	47,551
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$70,359	\$68,527	\$63,773
Average House Value	\$214,609	\$192,335	\$183,810

2020 American Community Survey (ACS)

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