

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



PROPERTY DESCRIPTION

Prime retail space available in Lake View Plaza, a multi-tenant building that was recently built in 2020 and has a diverse group of tenants. Situated right of Centerton Blvd, it sees approx. 30,000 VPD. The City of Centerton is quickly growing, with a new Walmart Supercenter planned to be built right down the street, making this an excellent location to grow and expand your business! NNN Lease with landlord paying water and tenant paying electric and gas.

PROPERTY HIGHLIGHTS

- Suites Available: 560-562 at +/- 4,450 SF
- Lease Type: NNN
- VPD: 30,000 on Centerton Blvd
- Anchored by Wendy's and Moe's Southwest Grill
- New Walmart Supercenter planned nearby

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	4,450 SF
Building Size:	15,211 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
Total Population	10,181	48,632	77,940
Average HH Income	\$117,231	\$133,691	\$132,729

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

Each Office Independently Owned and Operated salmonsengroup.com

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,450 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
504 E Centerton Blvd Suite 560-562	Available	4,450 SF	NNN	\$18.50 SF/yr	-

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

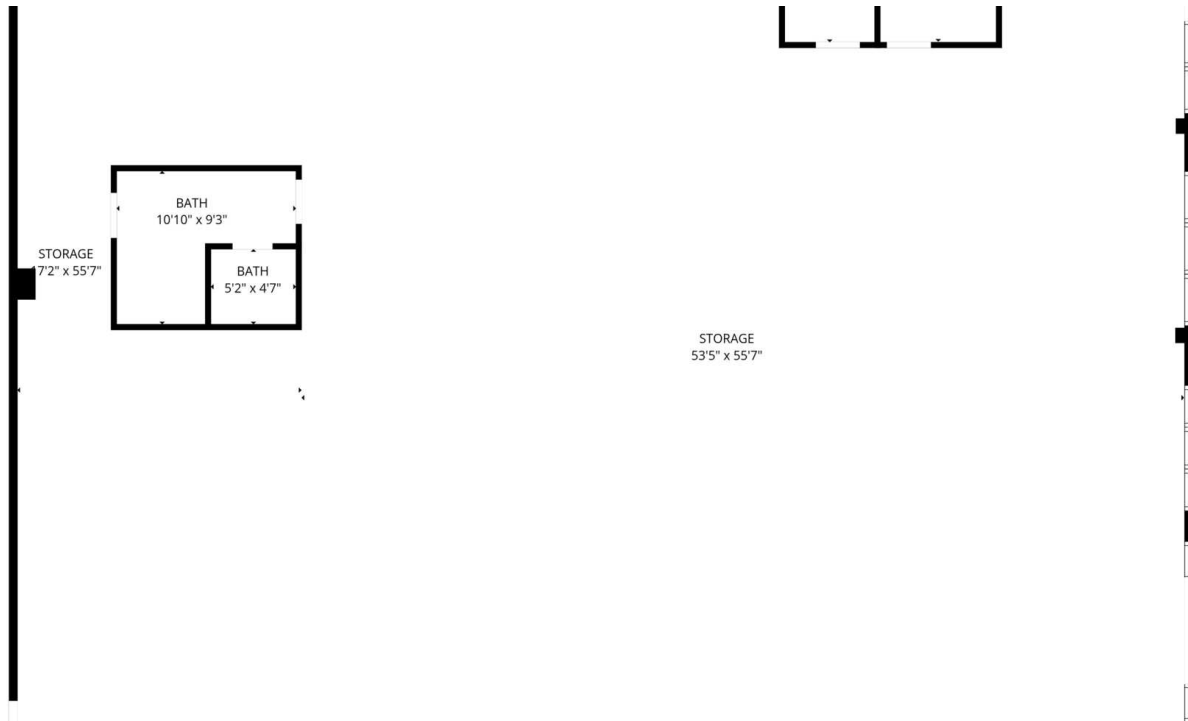
Each Office Independently Owned and Operated salmonsengroup.com

PRIME OFFICE/RETAIL SPACE FOR LEASE



SUITE 560-562

504 E Centerton Blvd, Centerton, AR 72719



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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

Each Office Independently Owned and Operated salmonsengroup.com

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

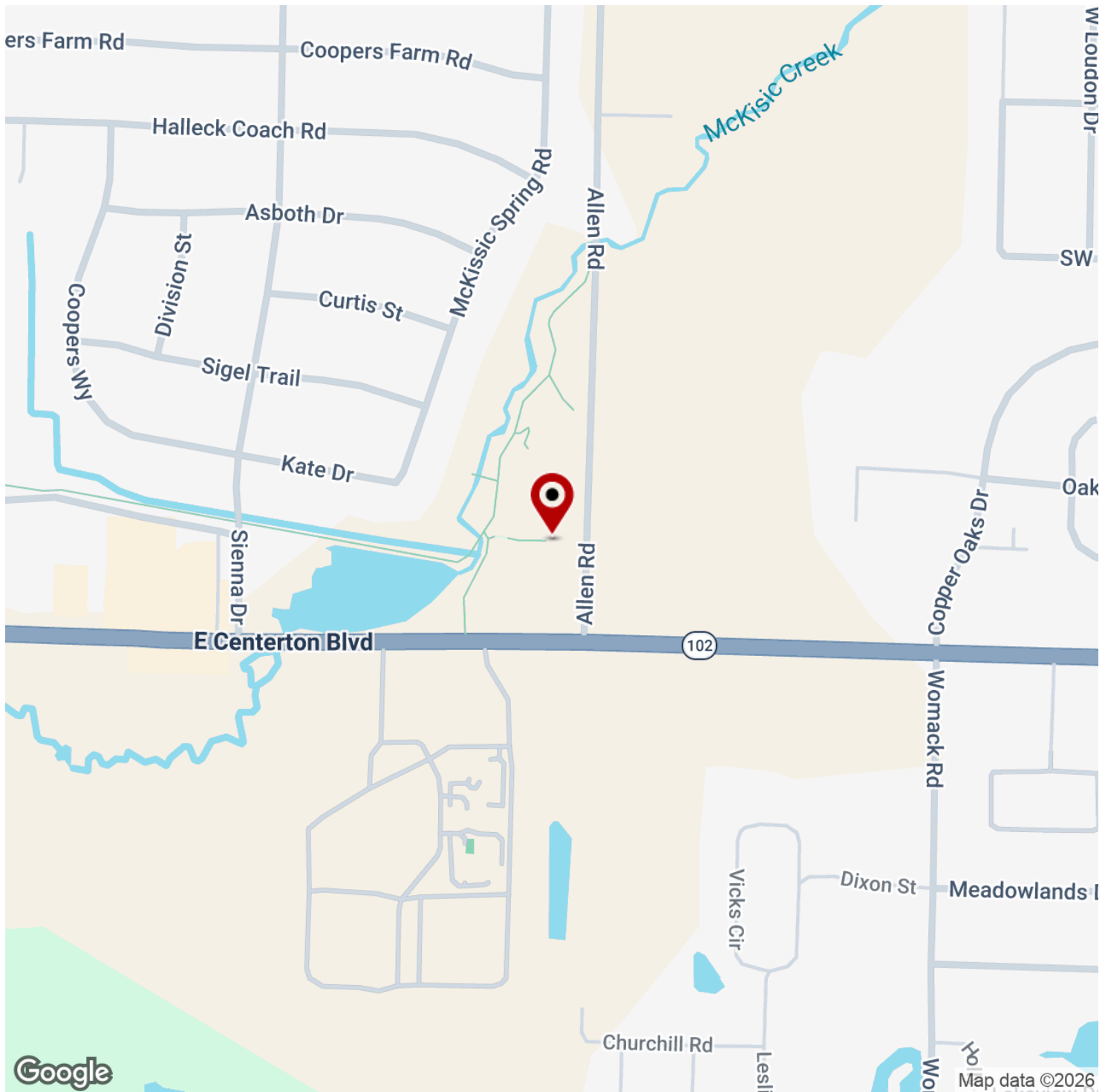
Each Office Independently Owned and Operated salmonsengroup.com

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL

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

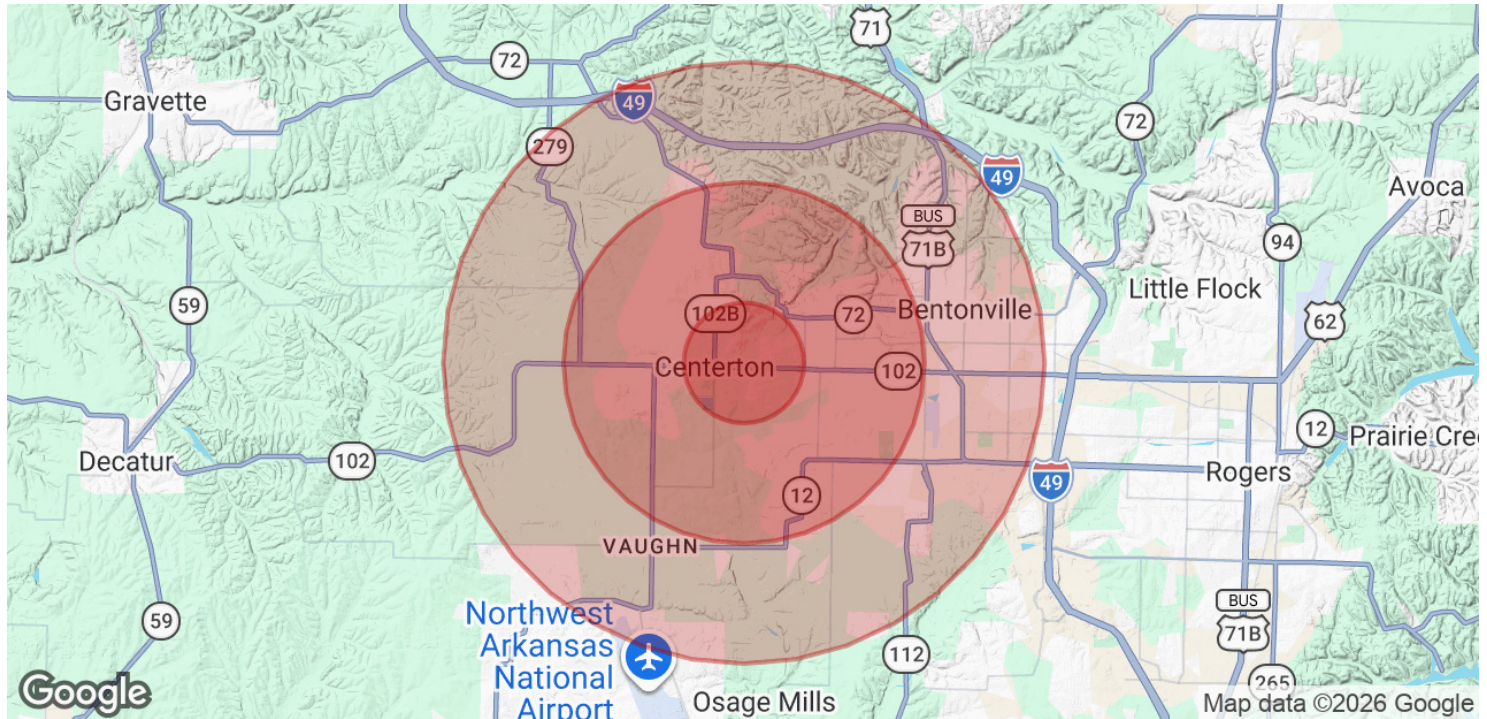
Each Office Independently Owned and Operated salmonsengroup.com

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,181	48,632	77,940
Average Age	32	33	34
Average Age (Male)	31	32	33
Average Age (Female)	32	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
# of Persons per HH	3	2.9	2.7
Average HH Income	\$117,231	\$133,691	\$132,729
Average House Value	\$330,323	\$368,221	\$394,401

2020 American Community Survey (ACS)

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

Each Office Independently Owned and Operated salmonsengroup.com