



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



2.13 ACRES E PARKS ST - PRAIRIE GROVE, AR 72753

OFFERING SUMMARY

Base Lease Rate:	Negotiable (NNN)
Lot Size:	2.13 Acres
Zoning:	B-2
Min Initial Term:	10 Years

PROPERTY HIGHLIGHTS

- Ground lease, Lessor will subdivide.
- Property located at 4-way lighted corner.
- Near recently constructed Casey's General Store & Taco Bell. McDonald's coming soon.
- Commercial zoning with all utilities on site.
- Approx. 333' of frontage on Hwy 62.

PROPERTY OVERVIEW

Ground lease opportunity in a rapidly developing Prairie Grove commercial corridor. This property is perfect for any business requiring high visibility along Hwy 62. Surrounded by new subdivisions, and within 15 minutes of I-49.



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,223	9,684	18,474
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,233	3,589	6,844
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$88,326	\$87,226	\$95,666
Average House Value	\$292,902	\$289,342	\$295,160

Demographics data derived from AlphaMap

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