

# +/- 3,104 SF MEDICAL/OFFICE FOR LEASE

## 1412 SE 14TH ST

Bentonville, AR 72712



### PROPERTY DESCRIPTION

+/- 3,104 SF office/medical office for lease right across from the New Walmart World HQ, which encompasses 350 acres. ARDOT reports over 34,000 vehicles per day traverse the already arterial 14th St roadway, with traffic volume forecasted to increase upon the completion of the planned 6 lane road expansion and launch of the new Walmart World HQ in 2025. This property includes a reception area, 9 exam rooms/offices, 2 restrooms, and a breakroom. There are 12 parking spaces, 2 entry/exit doors, keyless entry at the back door, fire extinguishers, illuminated exit signs, flood lights, and wired for sound. Under the current R-O zoning, allowable uses include, Licensed Child Care Center, Funeral Home, Financial Institution, Medical Services, Governmental Services Facility, Library, Cultural studio and more. Situated less than 1 mile from I-49, the main interstate system that cuts through all of Northwest Arkansas, which sees around 94,000 VPD!

### OFFERING SUMMARY

Lease Rate:	\$49.50 SF/yr (Absolute Net)
Available SF:	3,104 SF
Lot Size:	0.46 Acres
Building Size:	3,104 SF

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	201	754	2,770
Total Population	450	1,708	5,773
Average HH Income	\$74,876	\$70,506	\$66,285

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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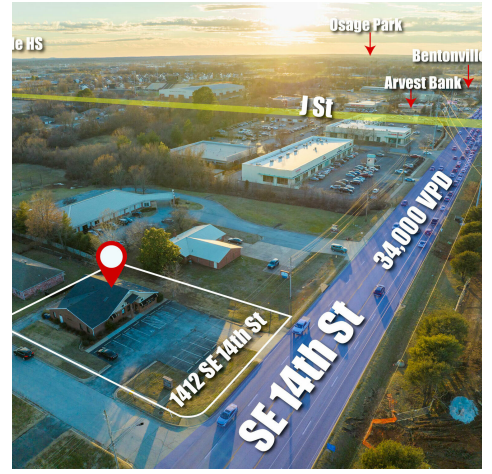
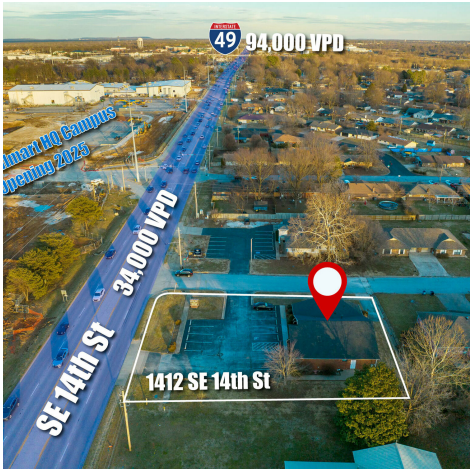
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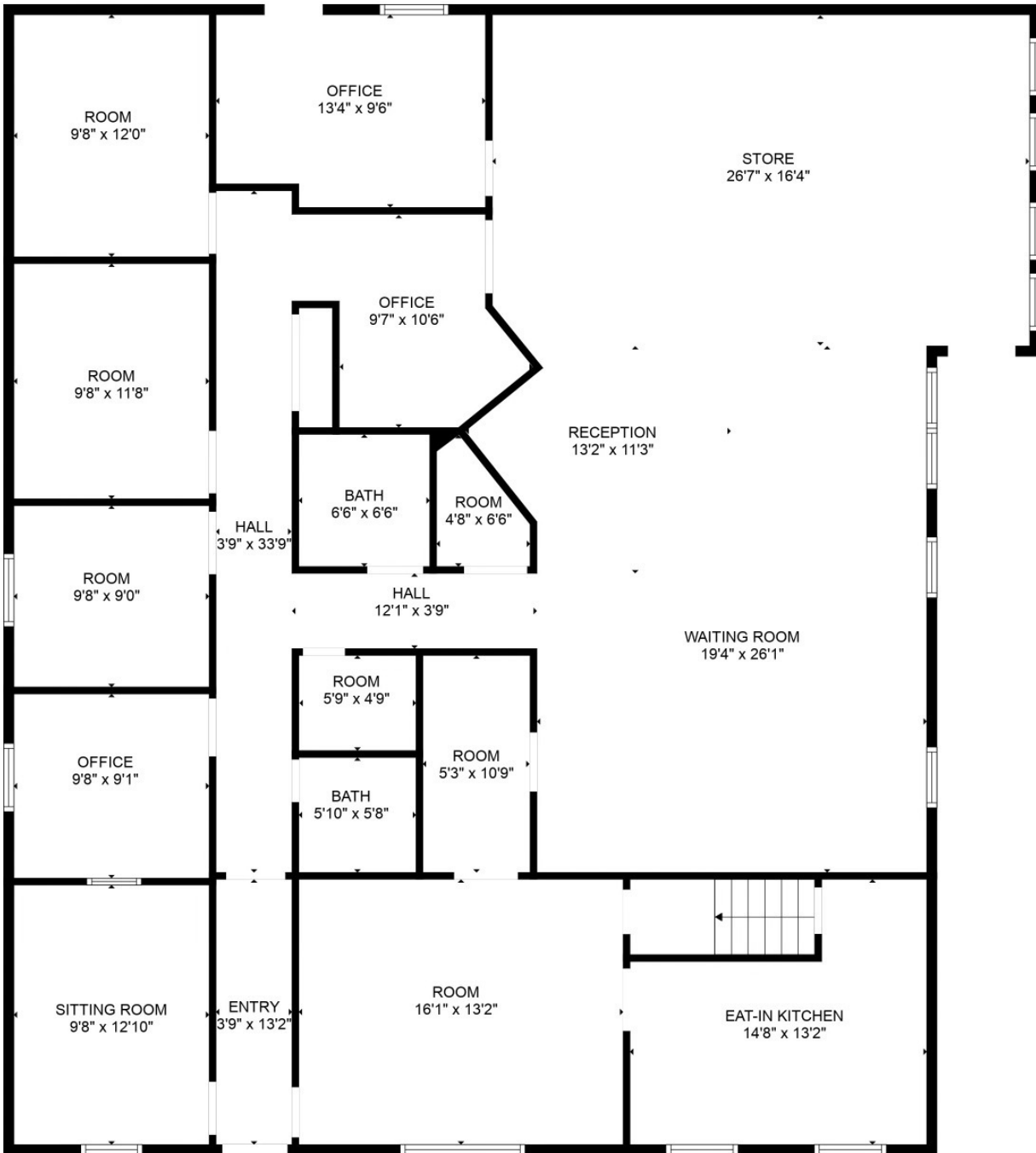
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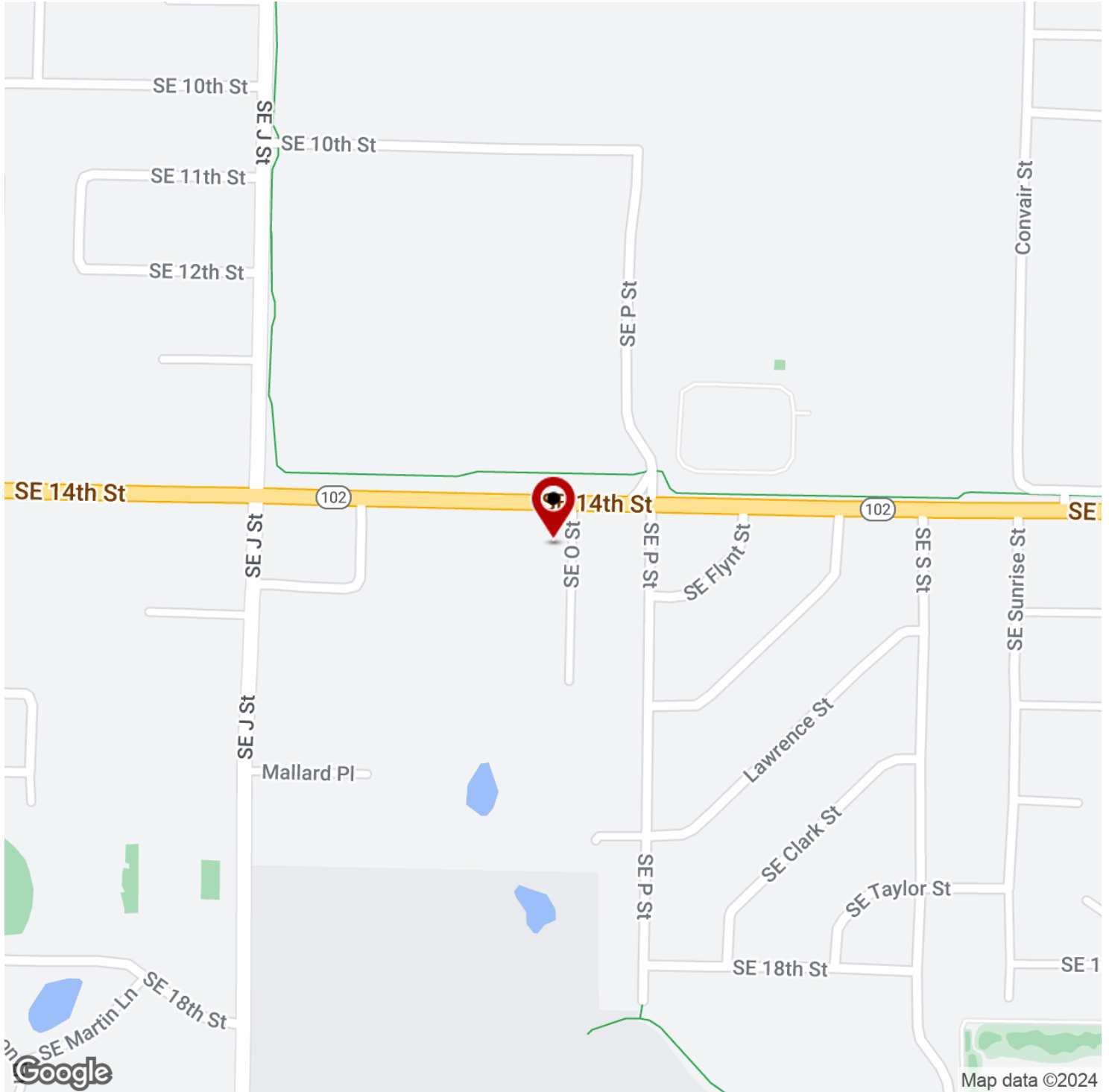
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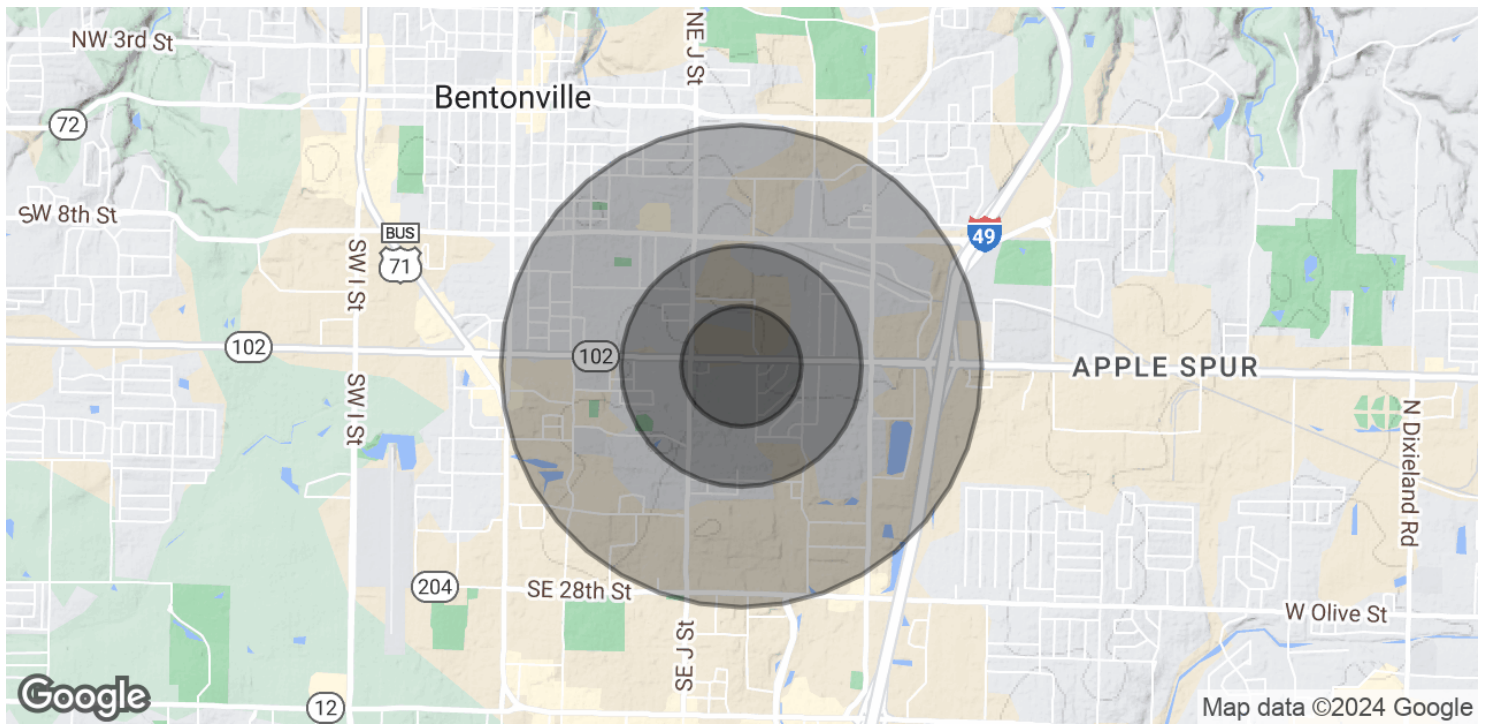
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	450	1,708	5,773
Average Age	32.6	31.6	31.6
Average Age (Male)	32.6	31.5	30.8
Average Age (Female)	32.7	31.8	33.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	201	754	2,770
# of Persons per HH	2.2	2.3	2.1
Average HH Income	\$74,876	\$70,506	\$66,285
Average House Value	\$179,541	\$181,529	\$182,353

2020 American Community Survey (ACS)

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