

**+/- 1,650 TO 3,300 SF OFFICE/RETAIL FOR LEASE**

# 4103 SW 2ND ST

Bentonville, AR 72712



## PROPERTY DESCRIPTION

+/- 1,650 to 3,300 SF of cold shell retail/office space at the intersection of Hwy 72 and Tater Black Rd. This premier location is less than a mile from Hwy 102/E Centerton Blvd and just 2.8 miles from Downtown Bentonville. The space is currently in cold shell condition, however, the space is being constructed into a brand new, turnkey retail/office building. Surrounded by key amenities and strong demographics, the property is near Elm Tree Elementary & Ardis Ann Middle School, the affluent Versailles Subdivision, and Merchants Park. Ideal for retail, office, or service-based businesses looking for high visibility and a growing market.

## PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious interior with flexible usage options
- Generous TI Allowance to qualified tenant
- Easy access to major transportation routes
- 2.8 miles from Downtown Bentonville

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	1,650 - 3,300 SF
Building Size:	3,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,060	19,126	32,490
Total Population	9,133	53,986	88,619
Average HH Income	\$146,870	\$135,682	\$131,542

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

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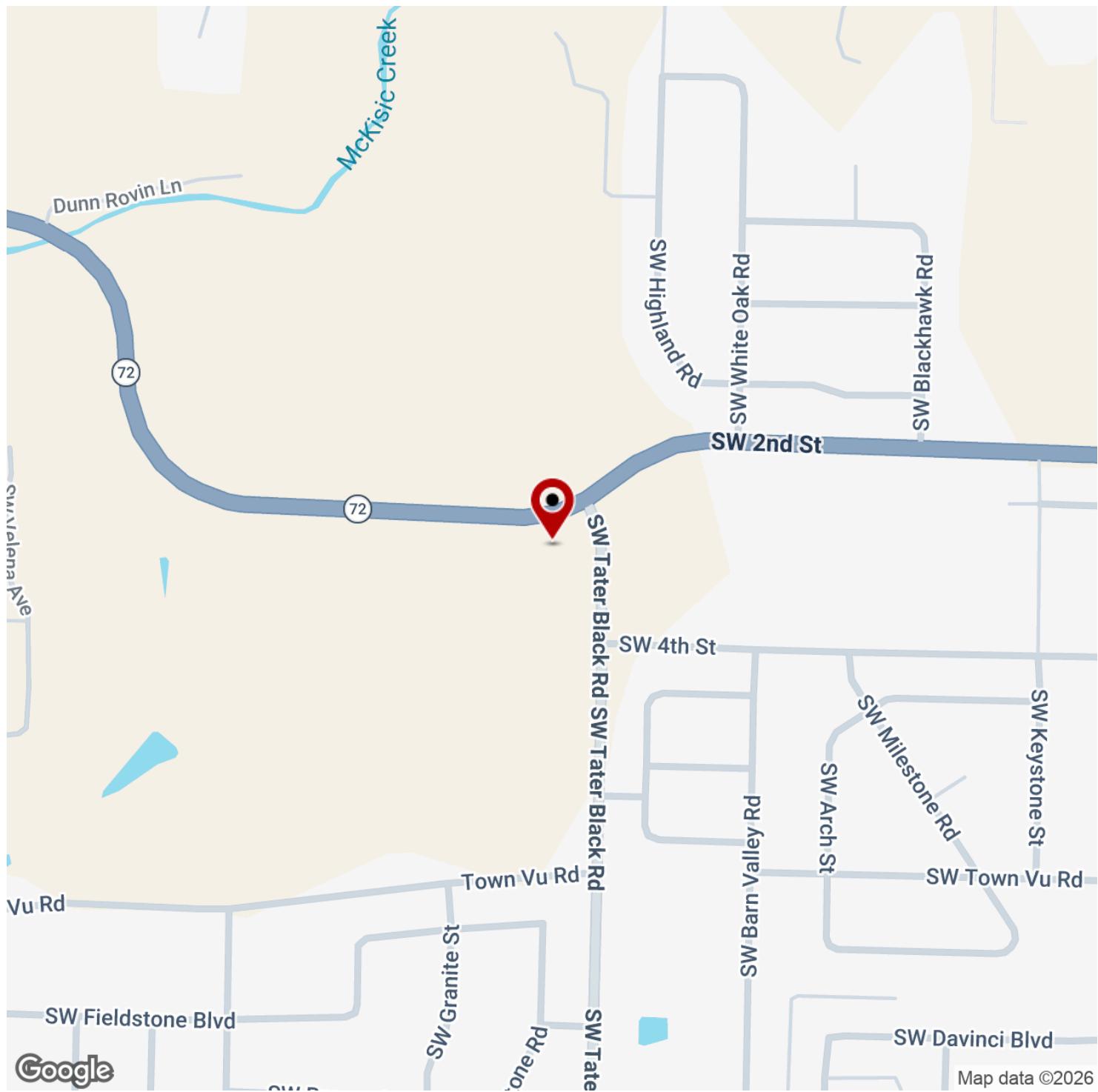
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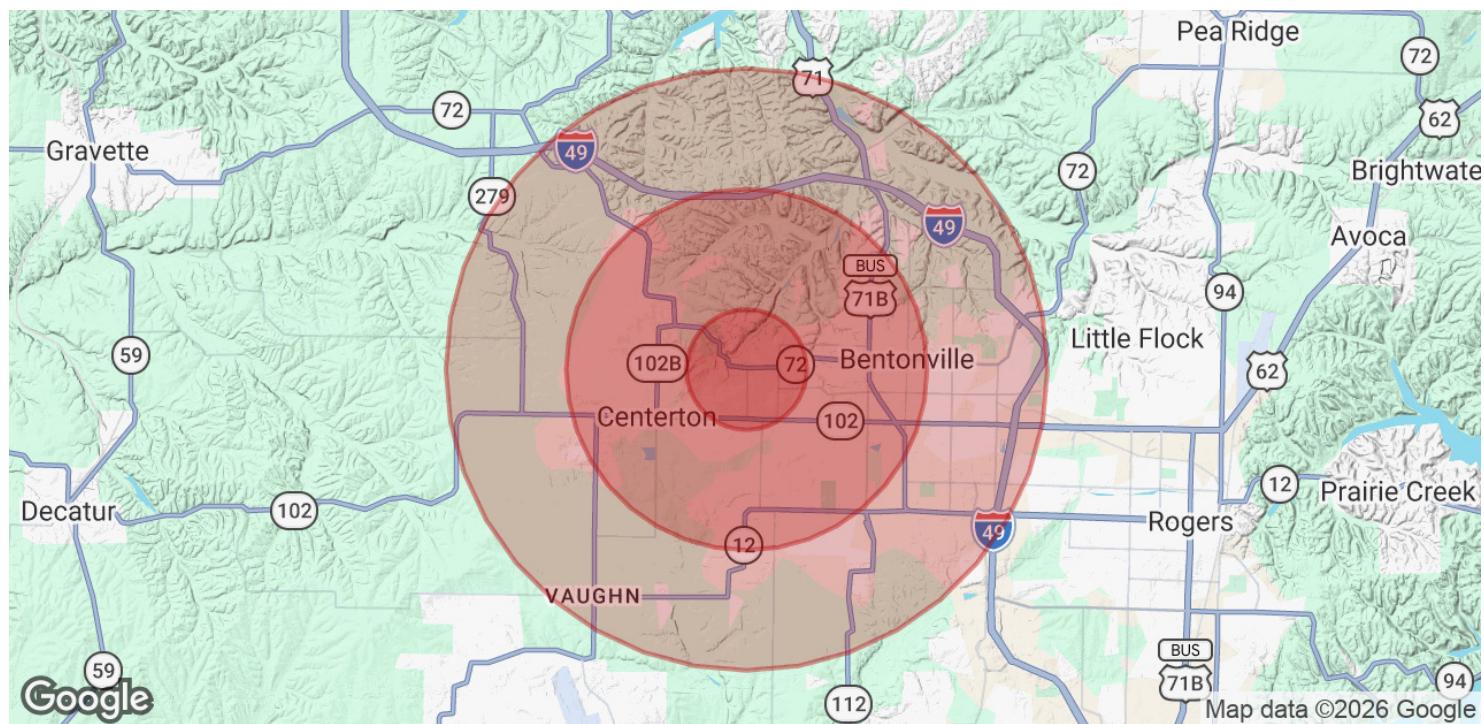
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Map data ©2026 Google

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,133	53,986	88,619
Average Age	33	34	35
Average Age (Male)	32	33	34
Average Age (Female)	34	34	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,060	19,126	32,490
# of Persons per HH	3	2.8	2.7
Average HH Income	\$146,870	\$135,682	\$131,542
Average House Value	\$409,505	\$385,040	\$389,006

*Demographics data derived from AlphaMap*

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