

+/- 4,189 SF END CAP RETAIL SPACE FOR LEASE



1402 SE SHANE LN.

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 4,189 SF End Cap space available in the heart of Bentonville, featuring a roll-up door! This space includes 2 private offices, 2 private bathrooms, a 9-foot wide overhead door at the rear, storage space, 2 open workspaces, and a small kitchen. Ideal for any office or retail business. Conveniently located off 14th St/Hwy 102, which sees around 31,000 VPD. Modified Gross Lease, tenants responsible for all utilities.

PROPERTY HIGHLIGHTS

- +/- 4,189 SF
- End Cap Space
- 31,000 VPD on 14th St/Hwy 102
- Modified Gross Lease - Tenants Pay Utilities

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	1
Available SF:	4,189 SF
Building Size:	16,380 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,970	13,448	29,484
Total Population	4,925	35,422	77,671
Average HH Income	\$48,913	\$65,788	\$71,412

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TIMOTHY SALMONSEN

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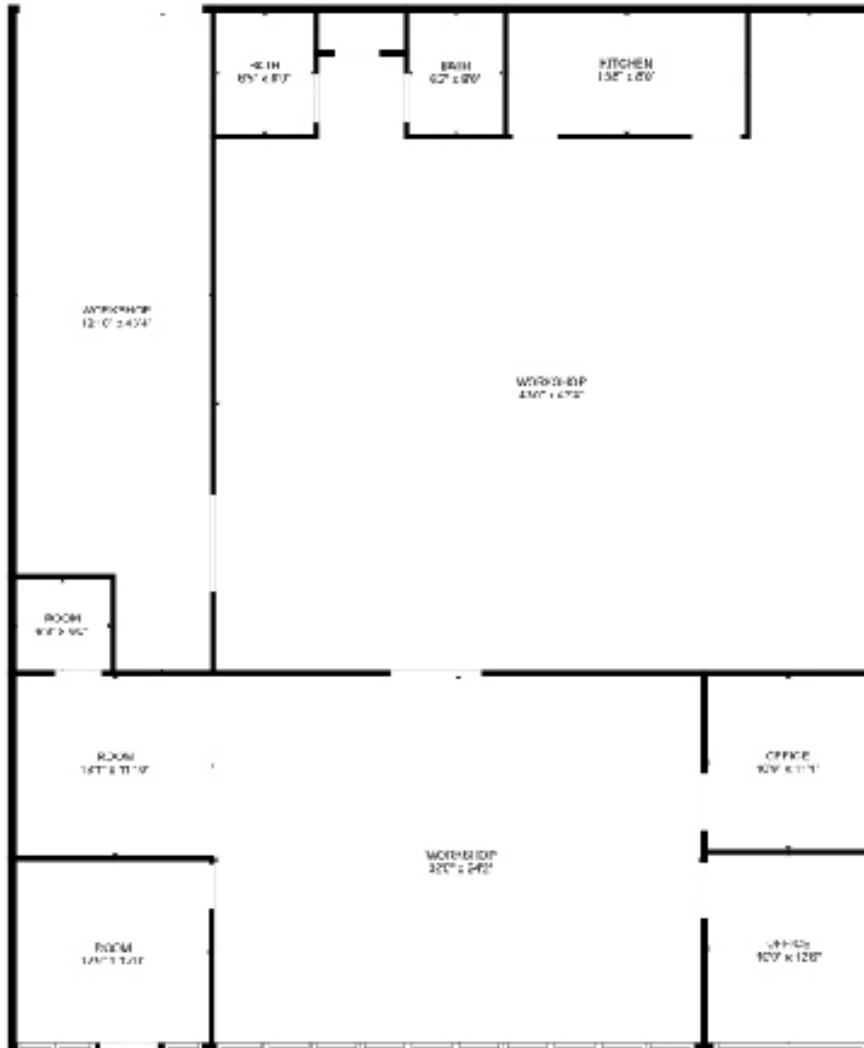
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1402 SE Shane Ln., Bentonville, AR 72712



1402 Shane Ln, Suite 12



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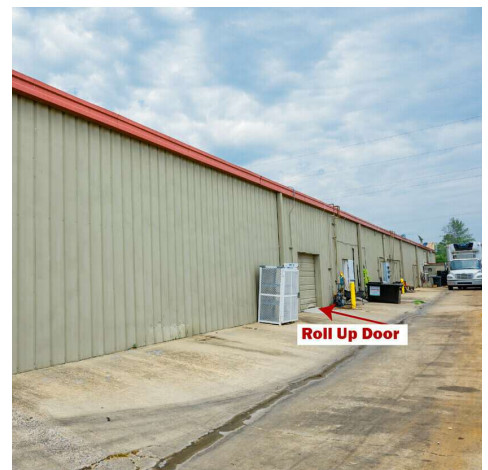
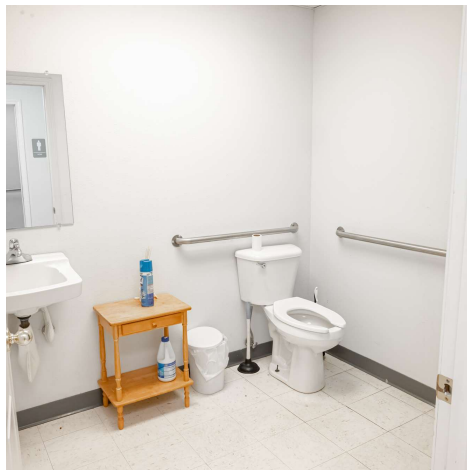
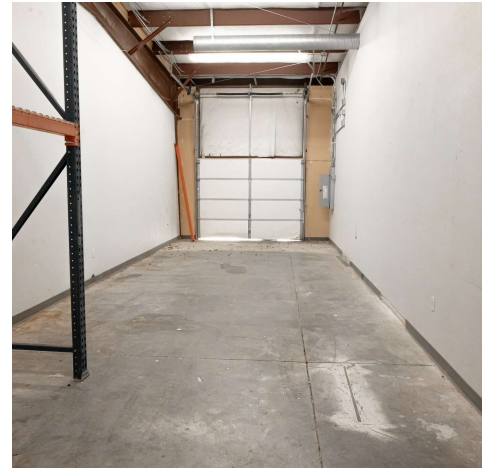
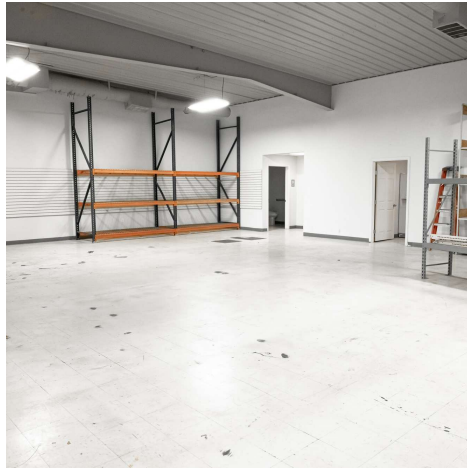
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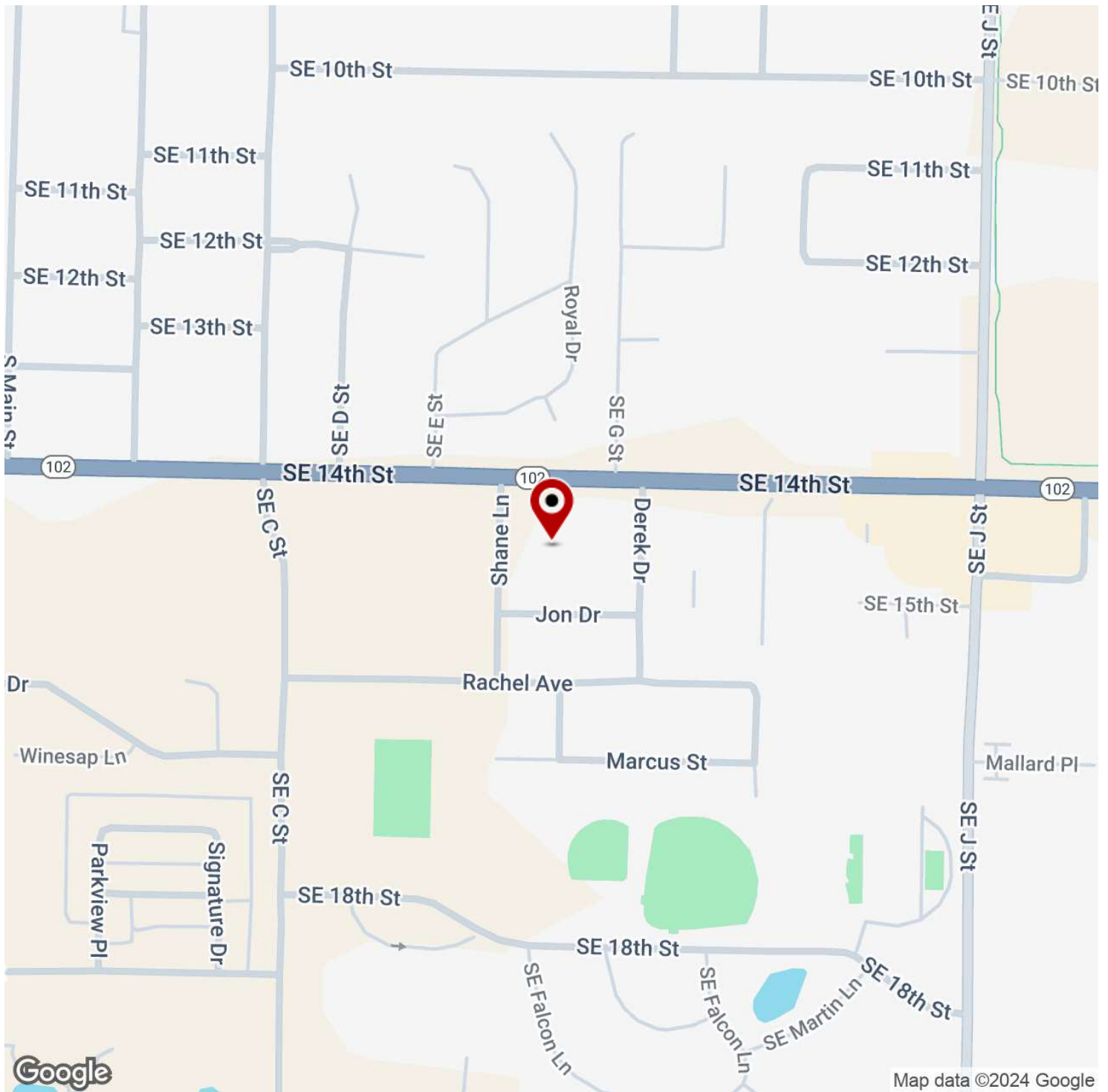
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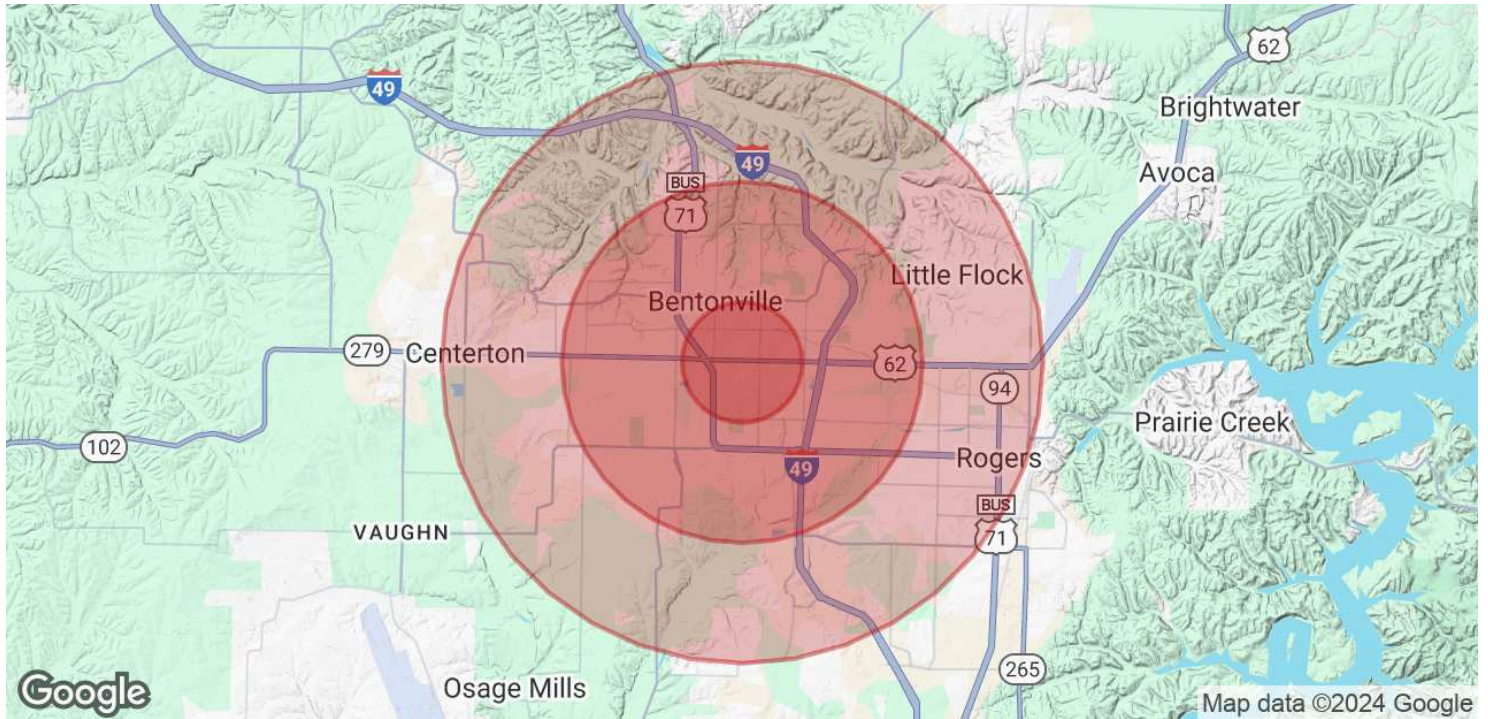
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,925	35,422	77,671
Average Age	29.6	30.8	32.4
Average Age (Male)	28.8	28.8	30.3
Average Age (Female)	30.6	32.7	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,970	13,448	29,484
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$48,913	\$65,788	\$71,412
Average House Value	\$131,907	\$214,819	\$249,680

2020 American Community Survey (ACS)

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