



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

ARKREALSTATE.COM



1380 SW WESTPARK DR SUITES 2 & 4 - BENTONVILLE, AR 72712

OFFERING SUMMARY

Lease Rate:	\$17.50 - \$18.50 SF/yr (MG)
Space Available:	2,250 - 4,500 SF
Zoning:	Town Center High (T5.2)

PROPERTY HIGHLIGHTS

- Industrial inspired high ceilings, exposed beams, & abundant lighting.
- Private office, kitchenette, vinyl wood plank flooring, & two restrooms.
- Planned hotel across street to bring added traffic & future customer exposure.
- Under 2.5 miles to Downtown Bentonville & the new Walmart Home Office.
- Features monument signage on Hwy 102 with 34,000 CPD.

PROPERTY OVERVIEW

Open-concept commercial space with exceptional flexibility for lease at Westpark Plaza in Bentonville! Current layout is ideal for retail, fitness, or service-based uses. Property is positioned in a high-growth corridor with strong visibility along Hwy 102.



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LEASE INFORMATION

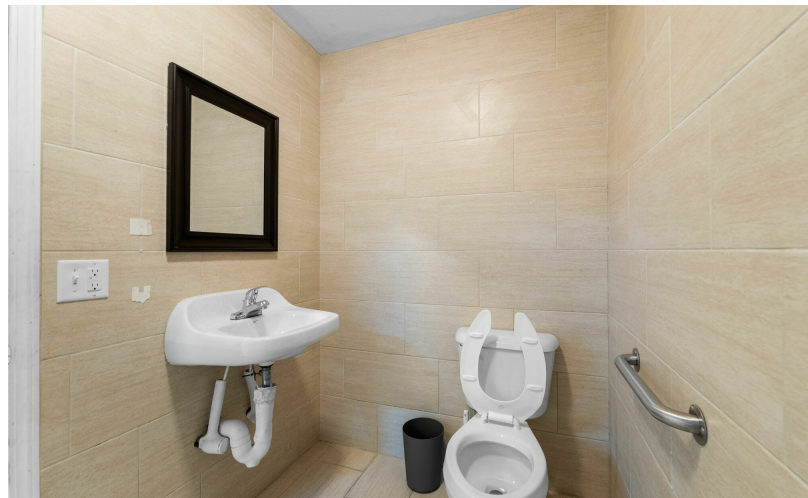
Lease Type:	Modified Gross	Minimum Term:	24 months
Total Space:	2,250 - 4,500 SF	Lease Rate:	\$17.50 - \$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suites 2 & 4	Available	4,500 SF	Modified Gross	\$17.50 SF/yr
Suite 2	Available	2,250 SF	Modified Gross	\$18.50 SF/yr
Suite 4	Available	2,250 SF	Modified Gross	\$18.50 SF/yr

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,650	52,193	100,977
Average Age	32.9	33.0	34.4
Average Age (Male)	33.1	32.2	33.7
Average Age (Female)	32.2	33.8	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,296	20,259	38,312
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$127,682	\$131,216	\$137,351
Average House Value	\$364,092	\$389,615	\$405,812

2023 American Community Survey (ACS)

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