

+/- 0.76 ACRES OF LAND FOR SALE OR LEASE

1101 W CENTERTON BLVD

Centerton, AR 72719



PROPERTY DESCRIPTION

+/- 0.76 acres of prime commercial land for lease, perfectly positioned right off Centerton Blvd in Centerton, AR. Currently zoned C-2 with all utilities available at the street. It's strategic location places it just 2 minutes from Main Street Centerton, Casey's General Store, and McDonald's, 3 minutes from the proposed Walmart Supercenter, and 5 minutes from Bentonville West High School. Additionally, it is just 1 minute from the newly opened Domino's Pizza and surrounded by established residential neighborhoods. With excellent visibility and an average traffic count of approx. 14,000 VPD, this site is a prime opportunity. Offered at \$3,950/mo on an absolute net lease. For more information contact Stephanie Martinez: 479-644-0450

PROPERTY HIGHLIGHTS

- ±0.76 acres of prime commercial land for sale in Centerton, AR
- Zoned C-2: ideal for retail, QSR, or professional office development
- Excellent visibility with approx. 14,000 VPD on Centerton Blvd

OFFERING SUMMARY

Lease Rate:	\$3,950.00 per month (Absolute Net)
Lot Size:	0.76 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,365	11,497	22,963
Total Population	9,770	34,033	65,474
Average HH Income	\$108,233	\$127,288	\$135,634

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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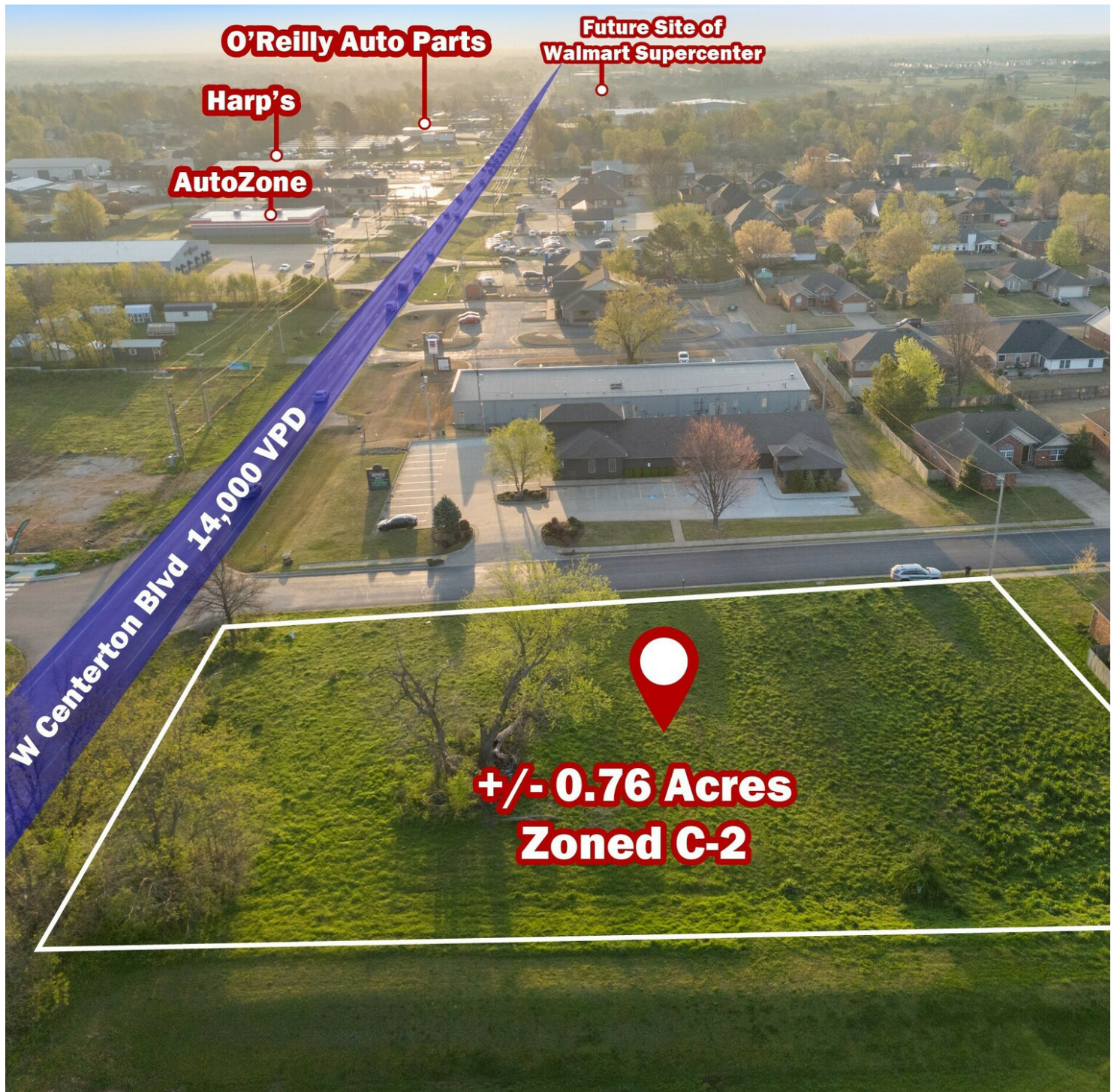
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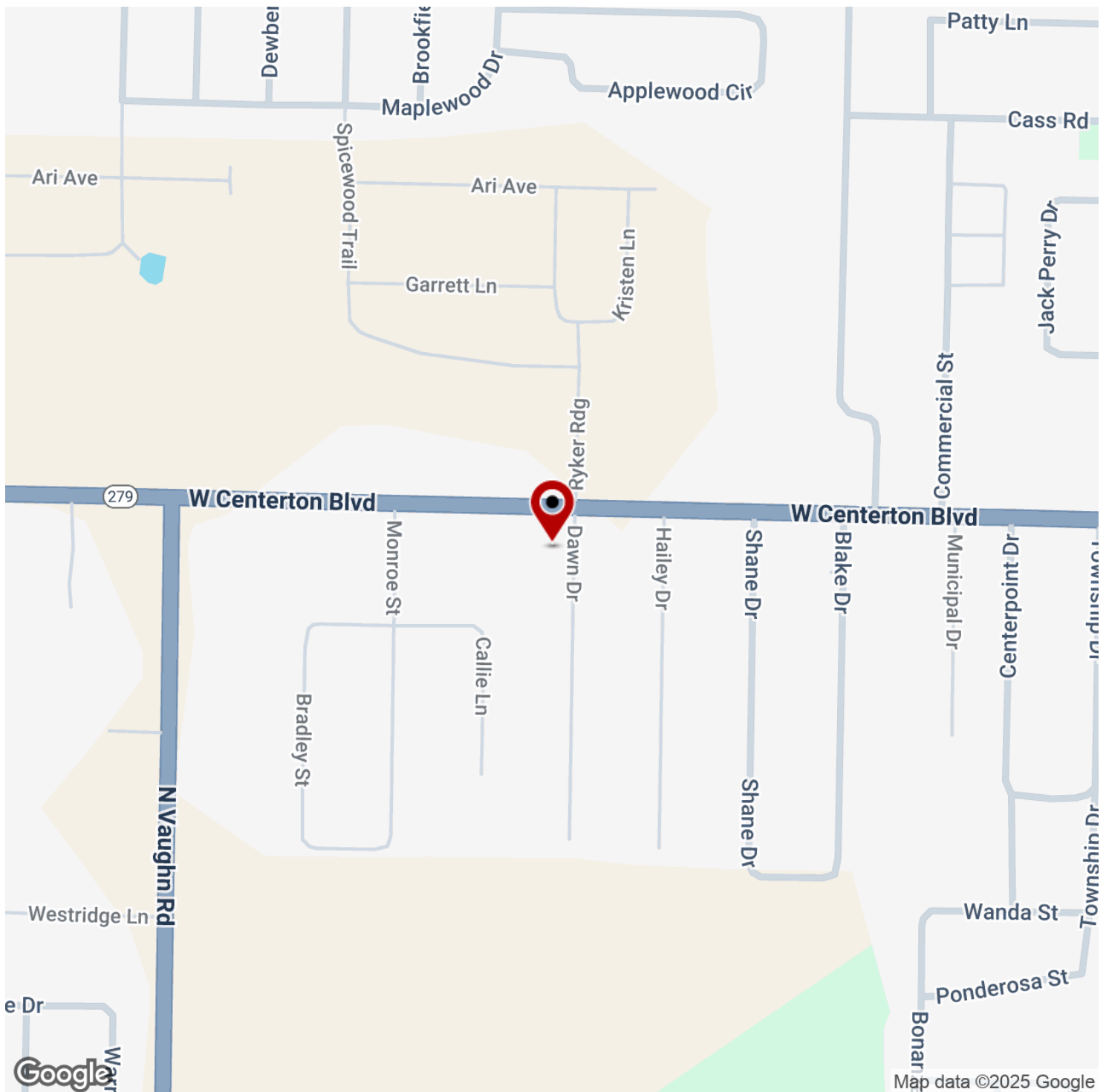
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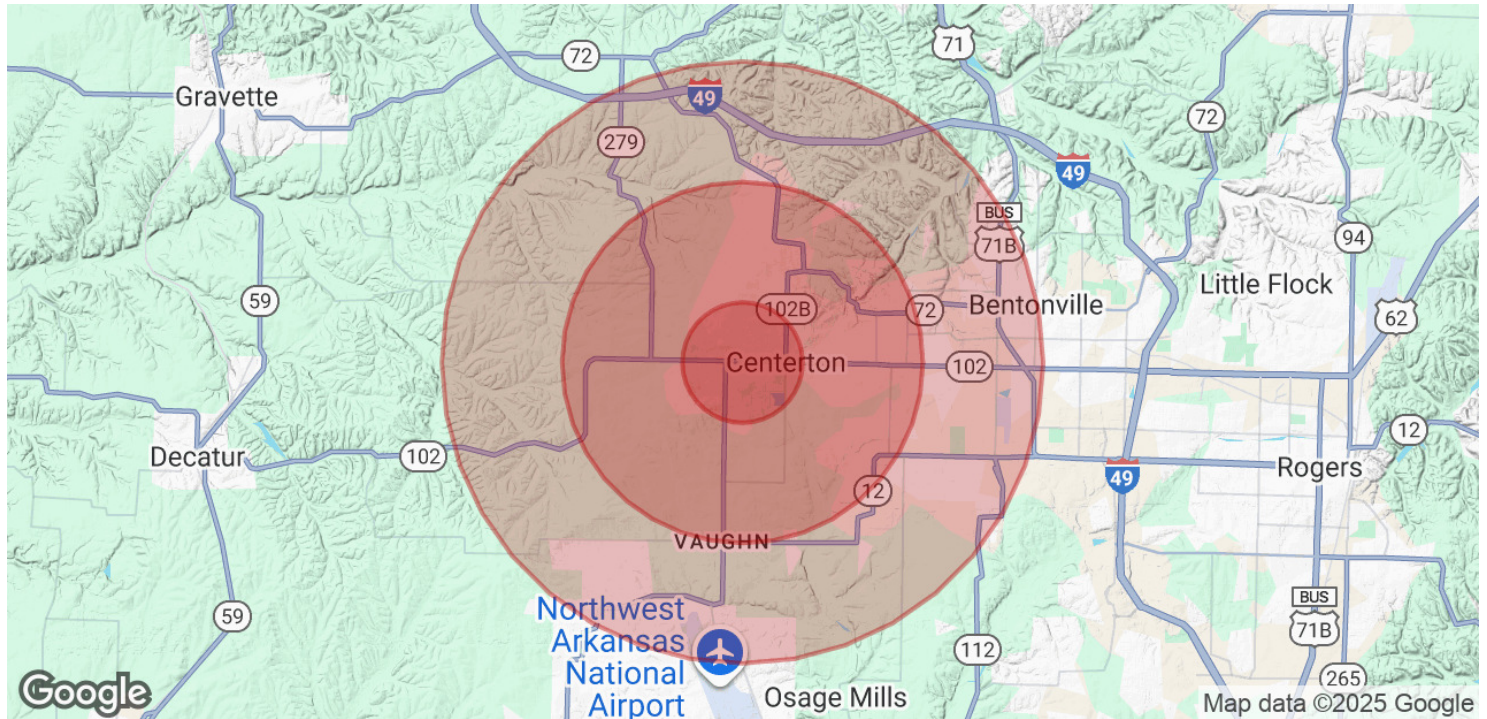
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,770	34,033	65,474
Average Age	33	33	33
Average Age (Male)	32	32	33
Average Age (Female)	34	33	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,365	11,497	22,963
# of Persons per HH	2.9	3	2.9
Average HH Income	\$108,233	\$127,288	\$135,634
Average House Value	\$304,401	\$360,100	\$384,476

Demographics data derived from AlphaMap

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