

GROUND LEASE OR BUILD TO SUIT

2508 SE 14th Street, Bentonville, AR. 72712



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AVAILABLE

±2.72 Acres

PRICE

TBD based on deal structure

COMMENTS

- Ground Lease or Build to Suit
- Ideal site for a QSR, Retail, Hotel, or Office Development
- Owner will subdivide
- Interstate visibility
- Half a mile East from the new Walmart Headquarters

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,910	48,509	115,892	225,080
AVERAGE HH INCOME	\$85,146	\$88,568	\$96,947	\$96,689
TOTAL HH	2,490	18,689	42,339	82,003

TRAFFIC COUNTS

I49 - 79,300 VPD

SE 14th Street - 46,600 VPD



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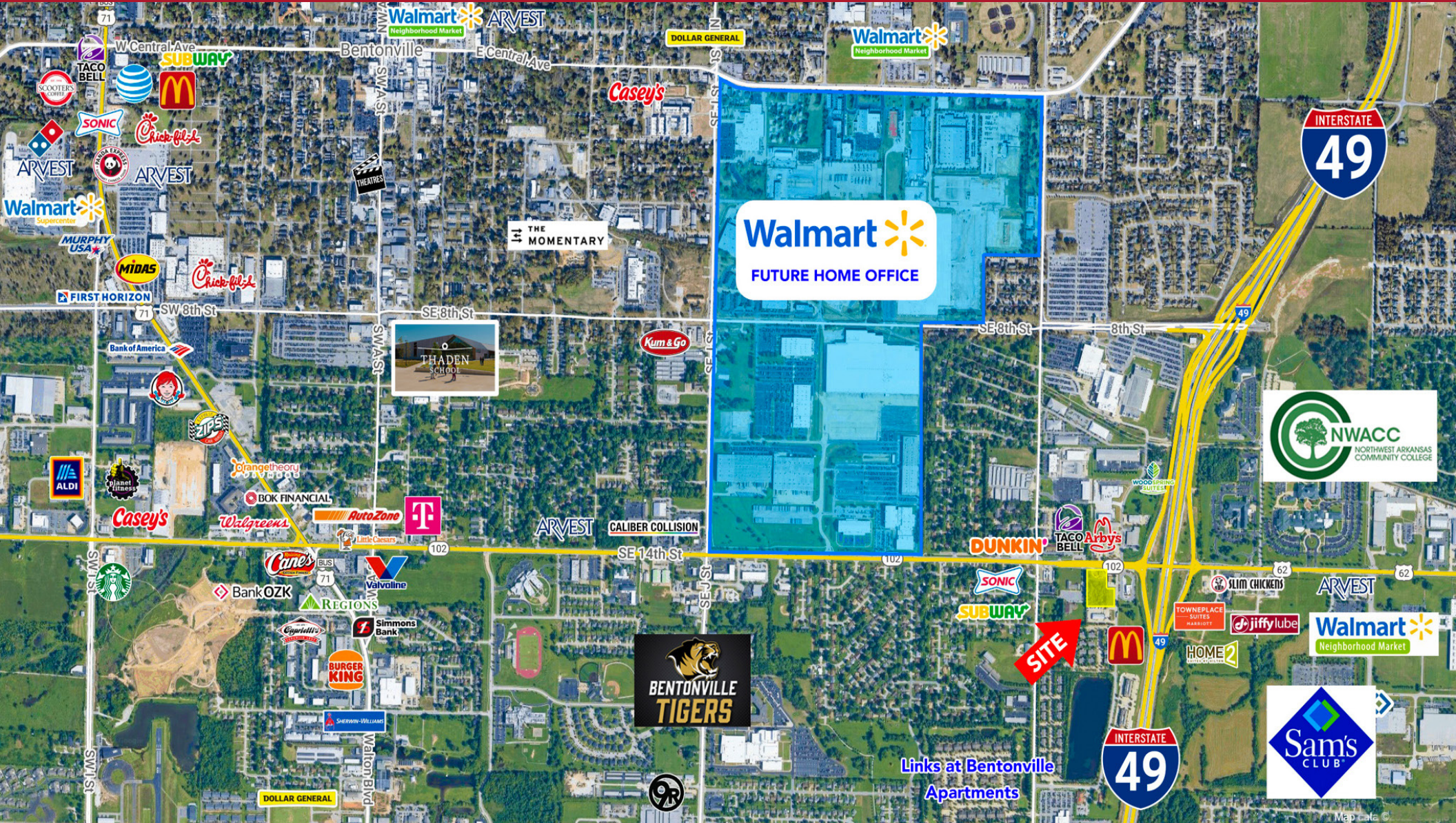
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KELLEY COMMERCIAL PARTNERS

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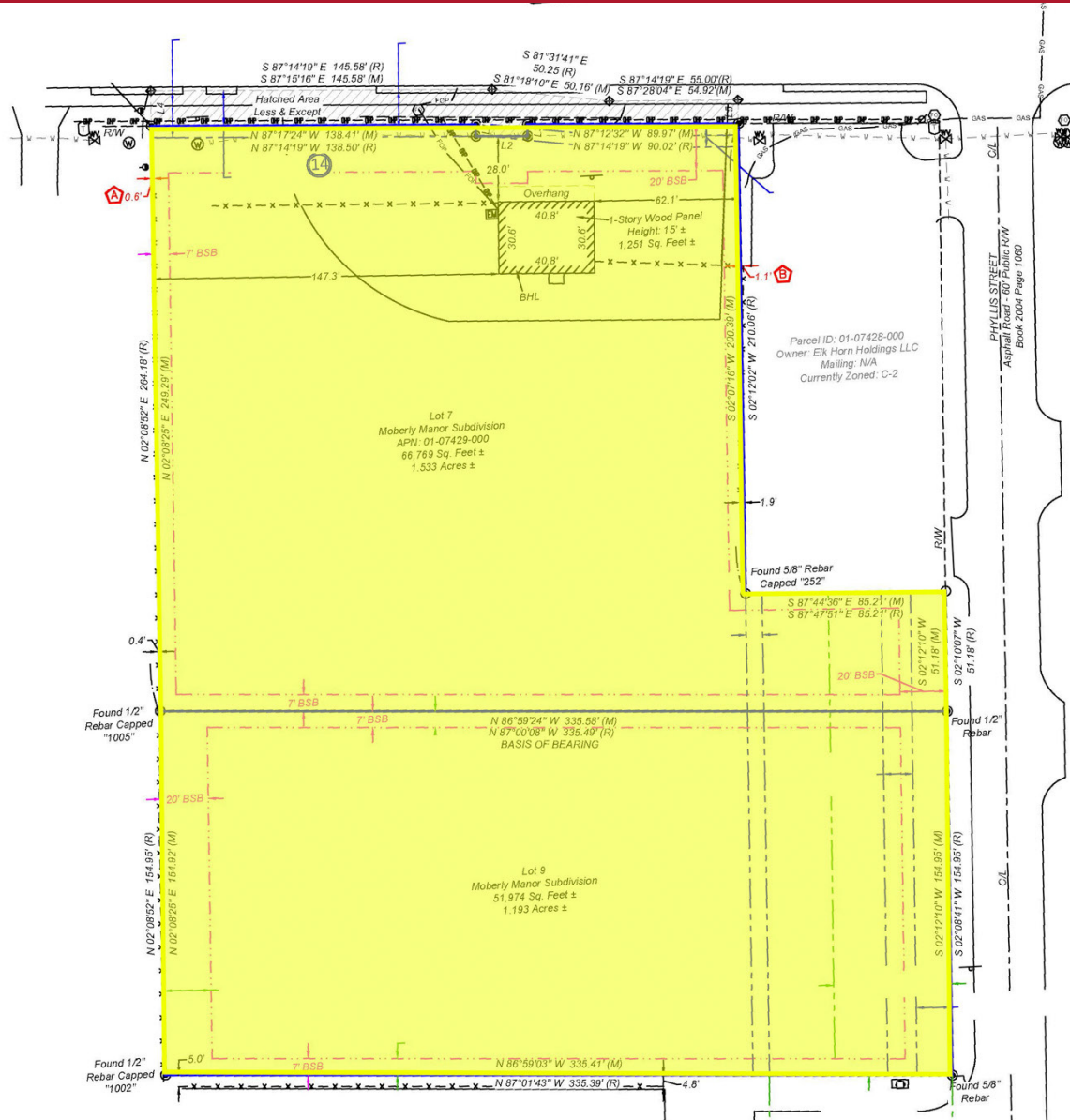
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

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**KELLEY COMMERCIAL
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