

FITNESS STUDIO FOR LEASE

3406 SE J Street | Bentonville, AR

3,278 SF



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON
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FITNESS STUDIO FOR LEASE

3406 SE J Street | Bentonville, AR

AVAILABLE

Suite 2 3,278 SF

PRICE

\$19 | NNN

COMMENTS

- Fully built out workout studio
- Two studio rooms, two restrooms, one shower,
- Located in the heart of Bentonville
- Within close proximity of major restaurants and retail
- Ample parking
- Great traffic counts

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,233	50,945	123,965	227,857
AVERAGE HH INCOME	\$106,829	\$88,354	\$96,197	\$92,540
TOTAL HH	1,141	20,172	46,959	85,200

TRAFFIC COUNTS

SE Walton Blvd - 37,228 VPD

SE J St - 17,017 VPD

I-49 - 80,000 VPD



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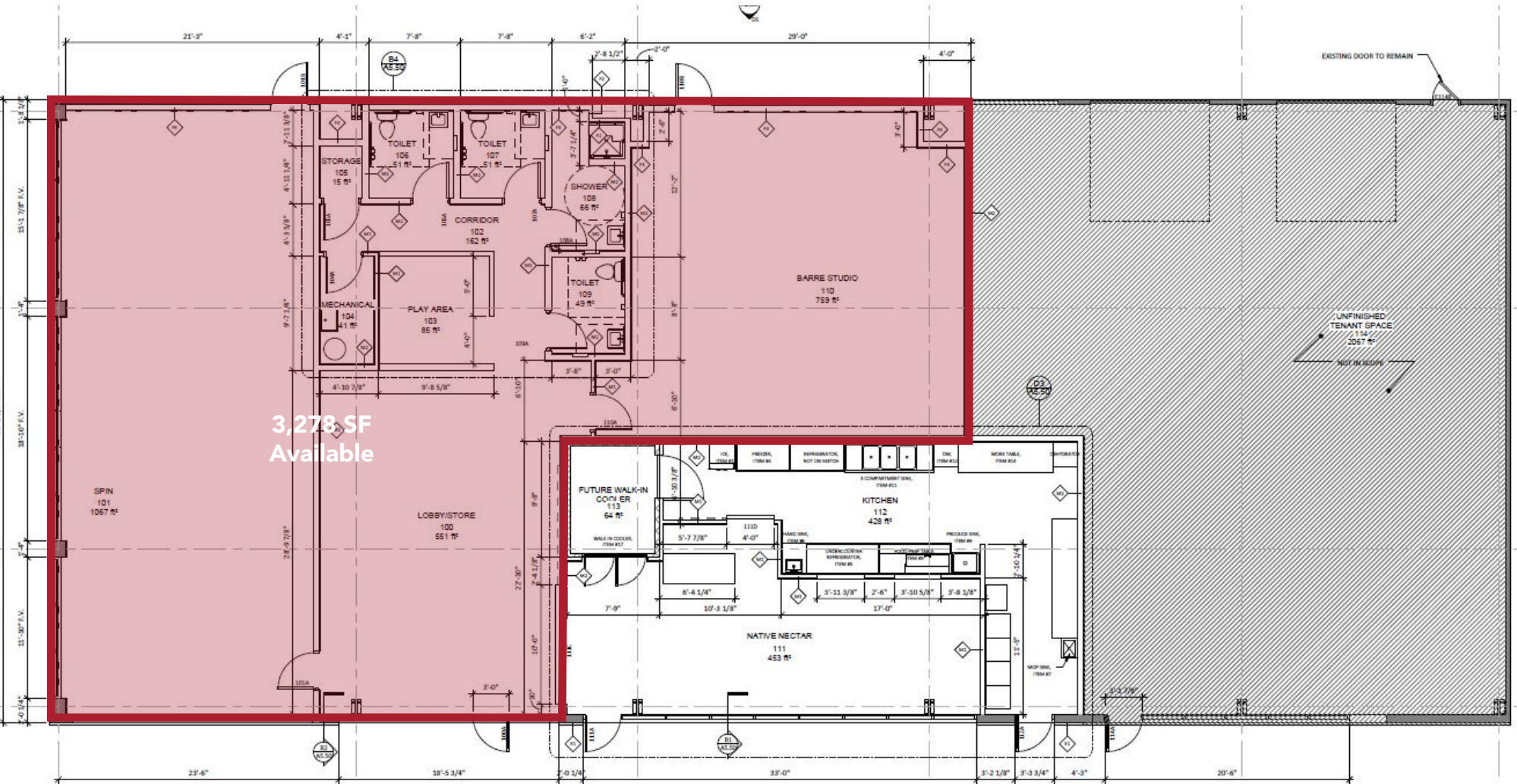
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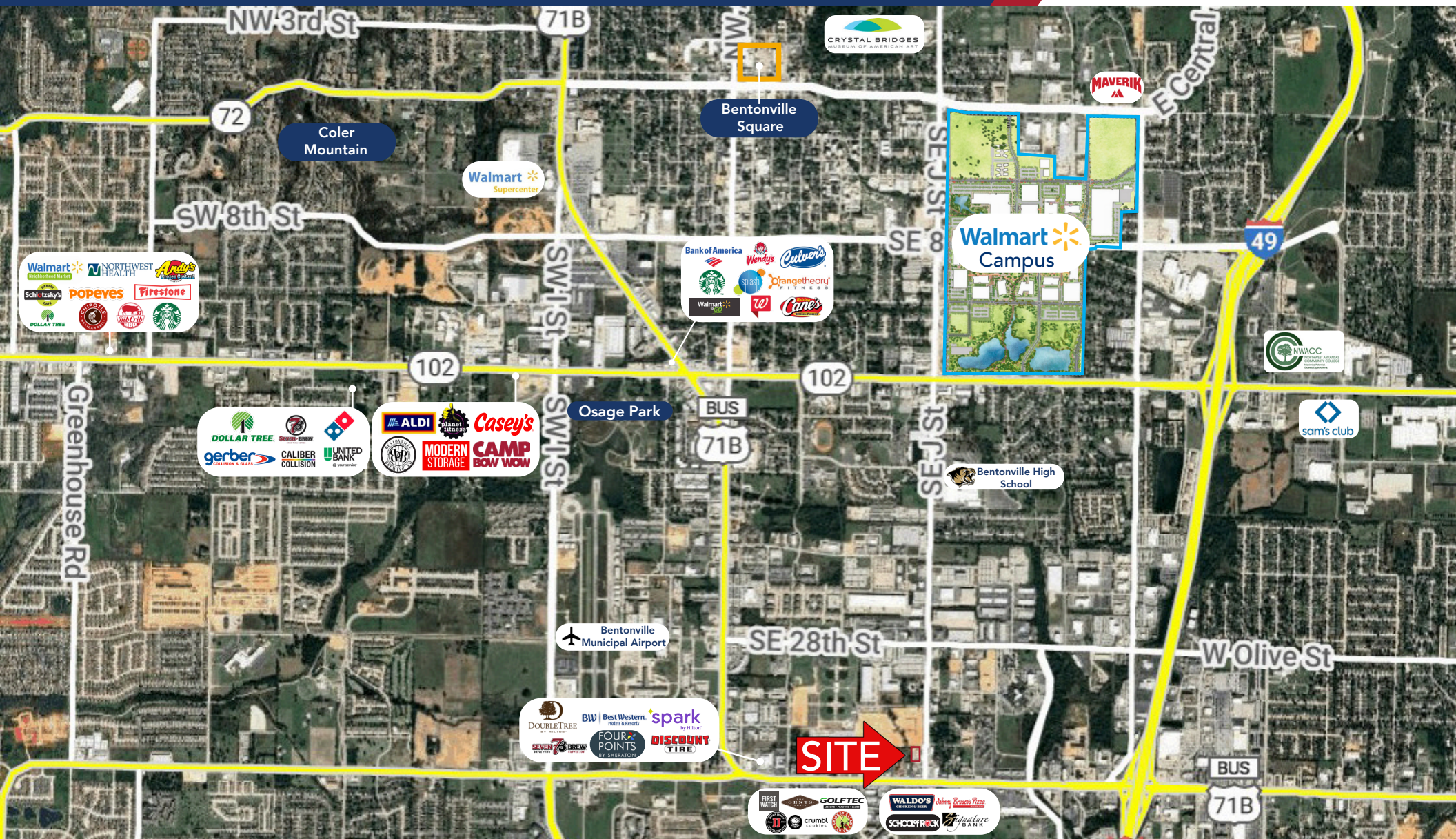
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ABOUT KELLEY COMMERCIAL PARTNERS

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

DEVELOPMENT MANAGEMENT

CONSULTING

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RETAIL ADVISORS