



**FOR LEASE**

Asking Rate:

**\$14.50 PSF NNN**

**Contact us:**

**Alan W. Cole, CCIM**

Principal & Executive VP  
+1 479 644 5849  
alan.cole@colliers.com

**Mary Claire Ryan**

Leasing Coordinator  
+1 501 940 1966  
maryclaire.ryan@colliers.com



4204 S Pinnacle Hills Pkwy, Suite 102  
Rogers, AR 72758  
P: +1 (479) 636 9000  
www.colliers.com

# Osage Park Place

1400 -1404 SW Susana Street

Bentonville, Arkansas

## Property Amenities

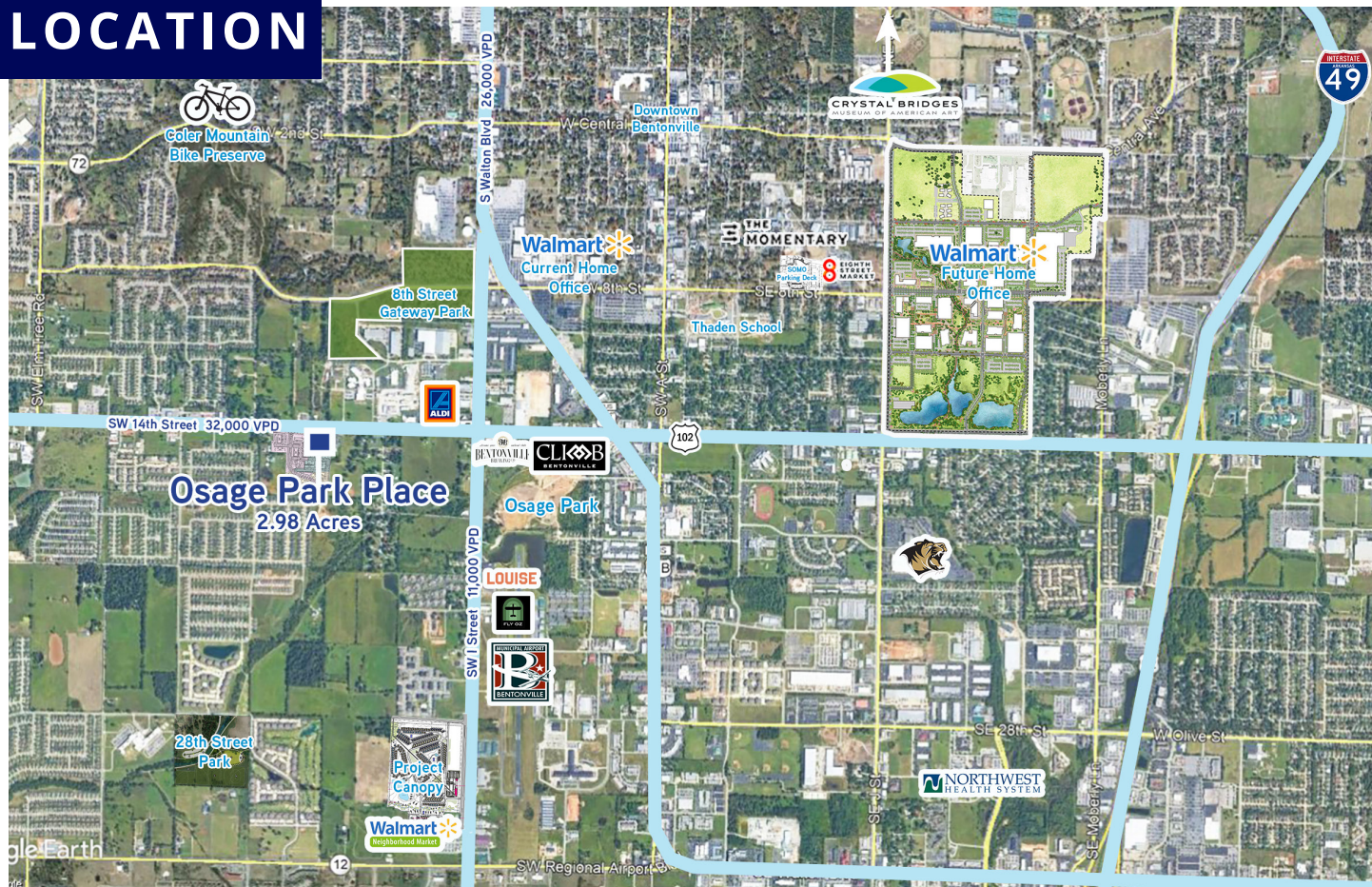
- 1,850 to 5,500 square feet available
- Includes roll-up door on end cap space
- Highway 102 frontage with high traffic counts, connecting Centerton commuters to Bentonville
- Less than a 10 minute drive to Walmart Home Office
- Signage opportunity

Retail or office space on Highway 102 boasting over 33,000 vehicles-per-day. Nearby attractions and projects include the Bentonville Brewery, Osage Park at Thaden Field and Climb Bentonville. Less than 1.0 mile from newly announced 100-acre Gateway Park on the intersection of SW 8th and I Street.

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# LOCATION



## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2023)	8,029	51,843	95,290
Projected Population (2028)	9,381	59,988	109,662
Average Household Income (2023)	\$110,521	\$107,745	\$108,752
Proj. Average Household Income (2028)	\$120,833	\$116,653	\$118,344
Households (2028)	2,927	19,101	35,168



# EXTERIOR PHOTOS



# LEASING PLAN



## Building 1402

Suite	Tenant	SF
1400-2/4	Stout Stuff	14,800
1402-18/22	Available	5,500

## Building 1400

Suite	Tenant	SF
1400-2/4	MMC Contractors	3,700
1400-6	Available	1,850
1400-8/10	India Plaza	3,700
1400-12/14	Waters Edge Counseling	3,700
1400-16	Lift Salon	1,850
1400-18/22	The Quilted Cow	5,550

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Accelerating success.

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