



**FOR LEASE**

Asking Rate:

**\$14.50 PSF NNN**

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## 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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