



FOR GROUND LEASE

BENTONVILLE GROUND LEASE

Property Highlights

- Lease Rate: \$95,000 Annually
- 0.8 Acres for lease
- High Traffic Counts on SW 14th Street (36,000 Vehicles Per Day)
- Close Proximity to the new Walmart Campus
- Located in prime location in Bentonville, Arkansas

For more information, please contact:

Tom Allen
tallen@sagepartners.com
479 903 6331

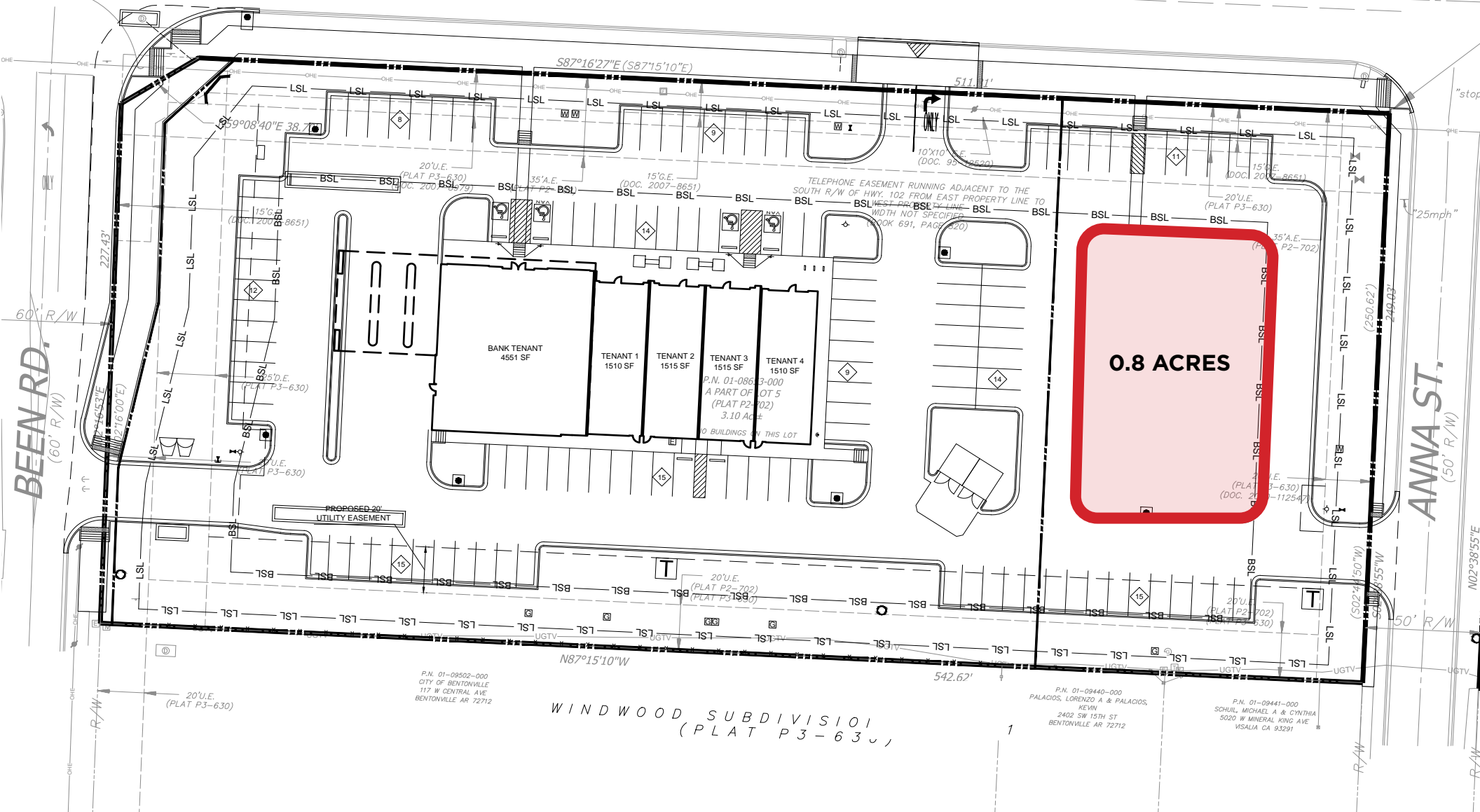
Matthew Allen
mallen@sagepartners.com
479 899 1917

479 845 3000
sagepartners.com

*information deemed reliable but not guaranteed

AR. HWY 102 / SW 14TH ST.
(R/W VARIES)

01-08653-001
THE HIGHWAY COMMISSION
PO BOX 2261
ROCK AR 72203



WINDWOOD SUBDIVISION
(PLAT P3-630)

P.N. 01-09502-000
CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712

P.N. 01-09440-000
PALACIOS, LORENZO A & PALACIOS,
KEVIN
2402 SW 15TH ST
BENTONVILLE AR 72712

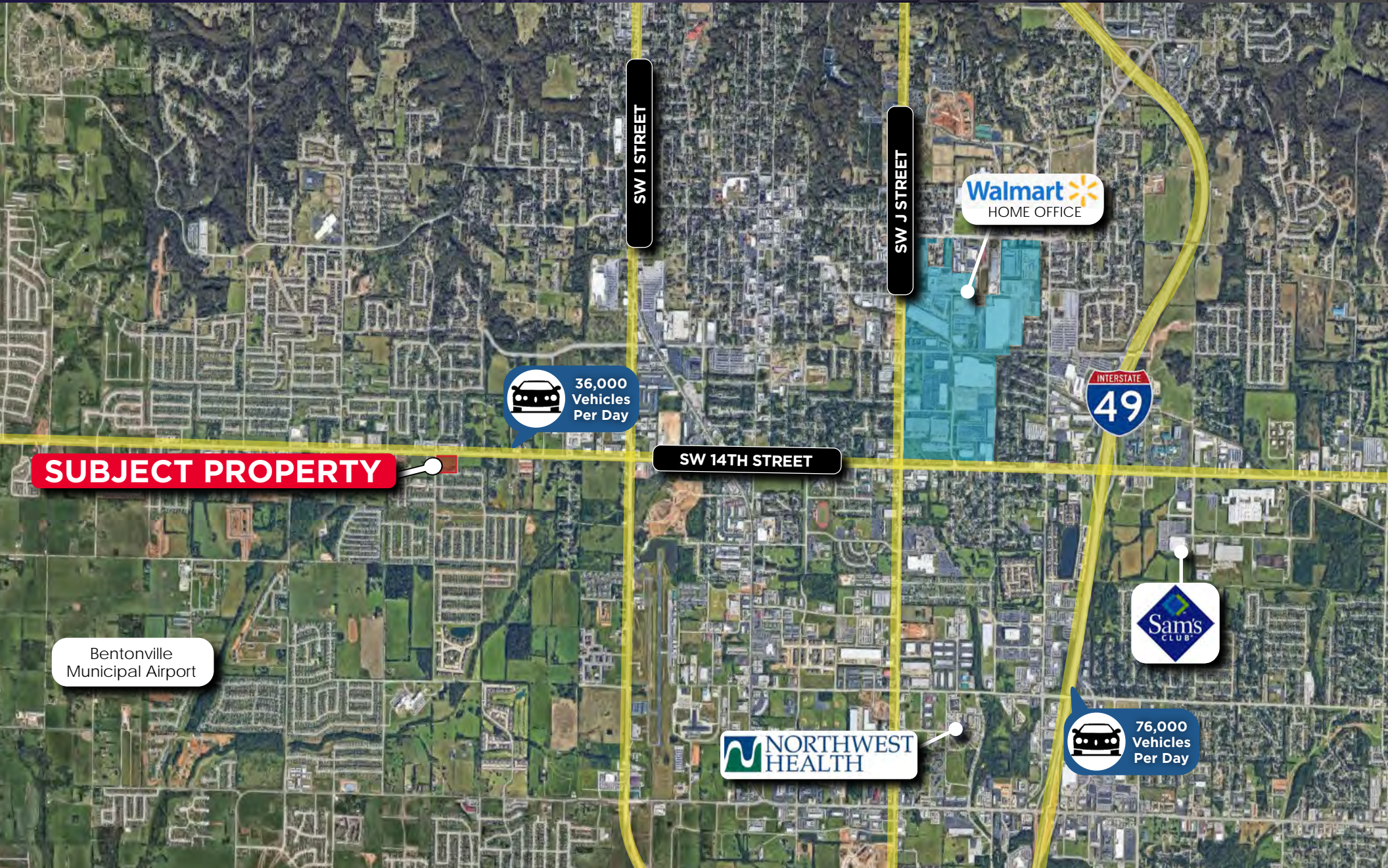
P.N. 01-09441-000
SCHULZ, MICHAEL A & CYNTHIA
5020 W MINERAL KING AVE
VISALIA CA 93291

BEEN RD.
(60' R/W)

ANNA ST.
(50' R/W)

N02°38'55"E

R/W



SW I STREET

SW J STREET

SW 14TH STREET


INTERSTATE
49

Walmart
HOME OFFICE

Sam's
CLUB

NORTHWEST
HEALTH

 36,000
Vehicles
Per Day

 76,000
Vehicles
Per Day

SUBJECT PROPERTY

Bentonville
Municipal Airport