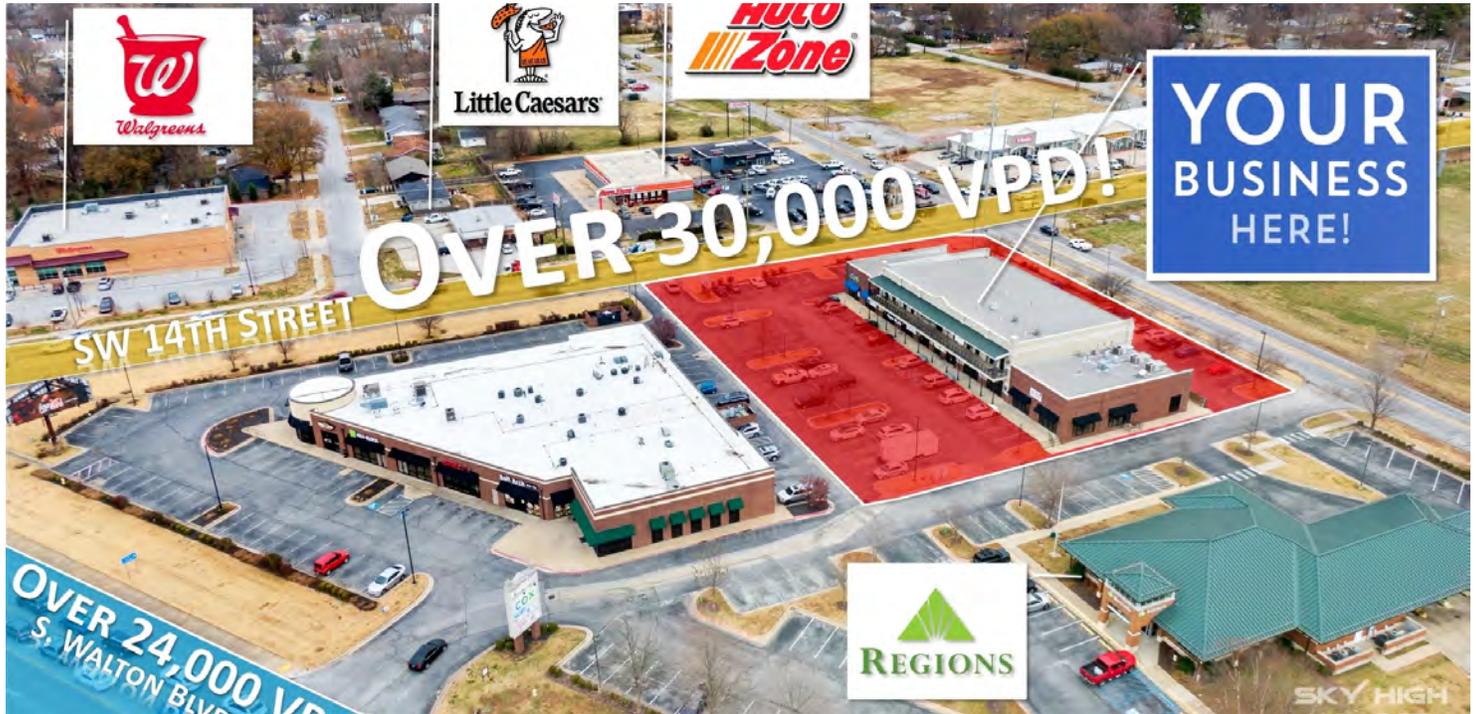


# PRIME COMMERCIAL OFFICE SPACE FOR LEASE



## CROSSROADS PLAZA

201 SW 14th Street, Bentonville, AR 72712



### PROPERTY DESCRIPTION

Your opportunity to capture one of the top retail spaces in Northwest Arkansas Retail Marketplace! Located in the heart of Bentonville, this well maintained suites are located in the Crossroads Plaza and situated on the busiest intersection in town - 14th St & S Walton Blvd - which sees a combined 58,000 VPD! This unique and highly versatile location boasts unparalleled visibility and is perfectly positioned to provide access to the Walmart Home Office Community and Downtown Bentonville. Crossroads Plaza features near move-in ready suites for your business, ample parking, multiple points of easy ingress & egress, fantastic high visibility signage, and other popular area businesses!

### PROPERTY HIGHLIGHTS

- Suite 204: +/- 480 SF, and Suite 205: +/- 480 SF
- Ample parking, multiple points of easy ingress & egress
- Other tenants include: Cox, Crisp & Green, Five Guys, and Chicken Headz Resturant

### OFFERING SUMMARY

Lease Rate:	\$1,140.00 - 1,275.00 per month (MG)
Number of Units:	1
Available SF:	480 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,604	23,110	46,774
Total Population	6,013	60,086	126,310
Average HH Income	\$87,286	\$127,102	\$129,132

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	480 SF	Lease Rate:	\$1,140.00 - \$1,275.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 SW 14th St Suite 205	Available	480 SF	Modified Gross	\$1,140 per month	-
201 SW 14th Suite 204	Available	480 SF	Modified Gross	\$1,275 per month	-

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## CROSSROADS PLAZA - SUITE 204

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## PRIME COMMERCIAL OFFICE SPACE FOR LEASE



# CROSSROADS PLAZA - SUITE 205

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**PRIME COMMERCIAL OFFICE SPACE FOR LEASE**



**CROSSROADS PLAZA - SUITE 205**

201 SW 14th Street, Bentonville, AR 72712

**Suite 205**



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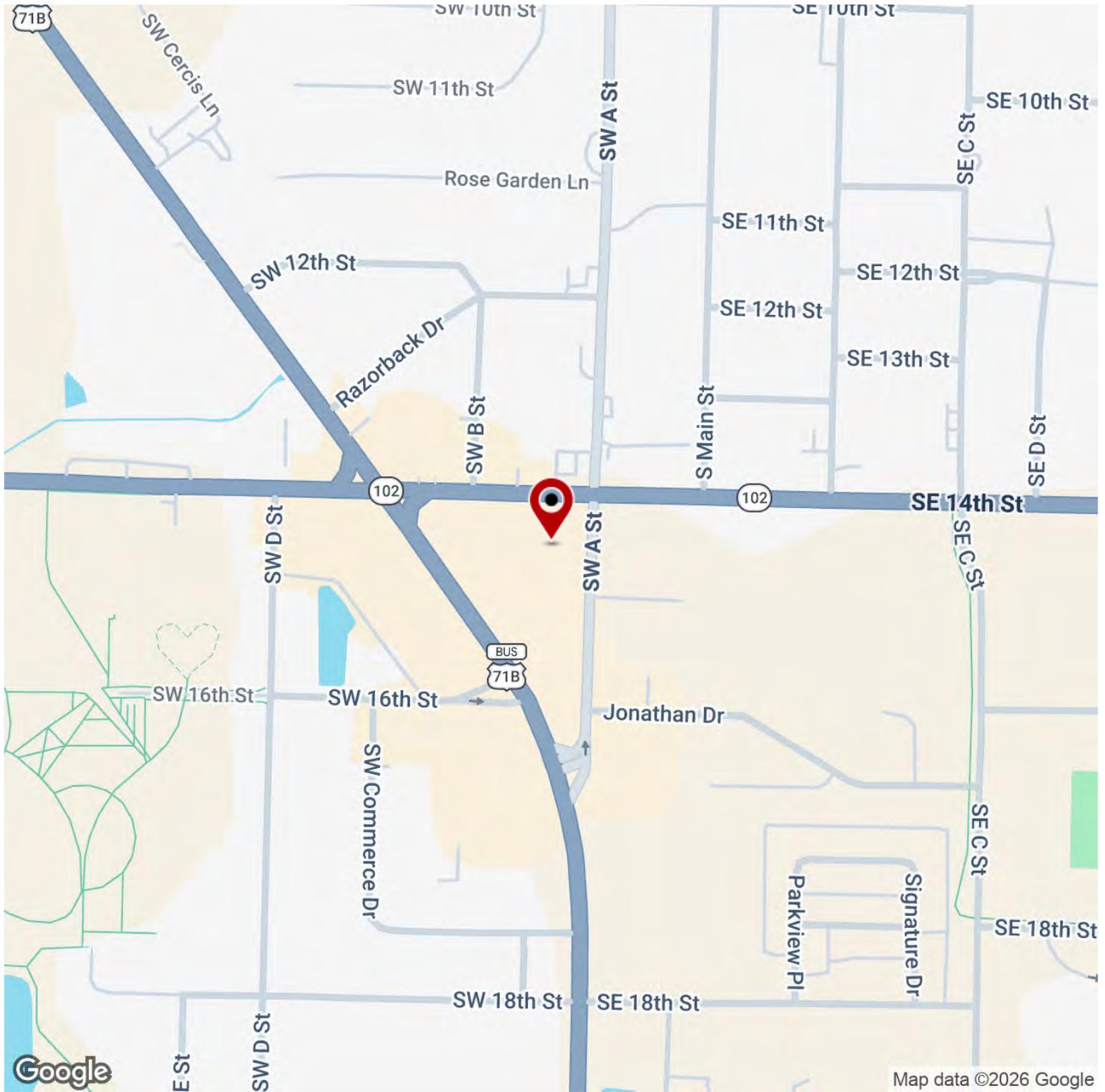
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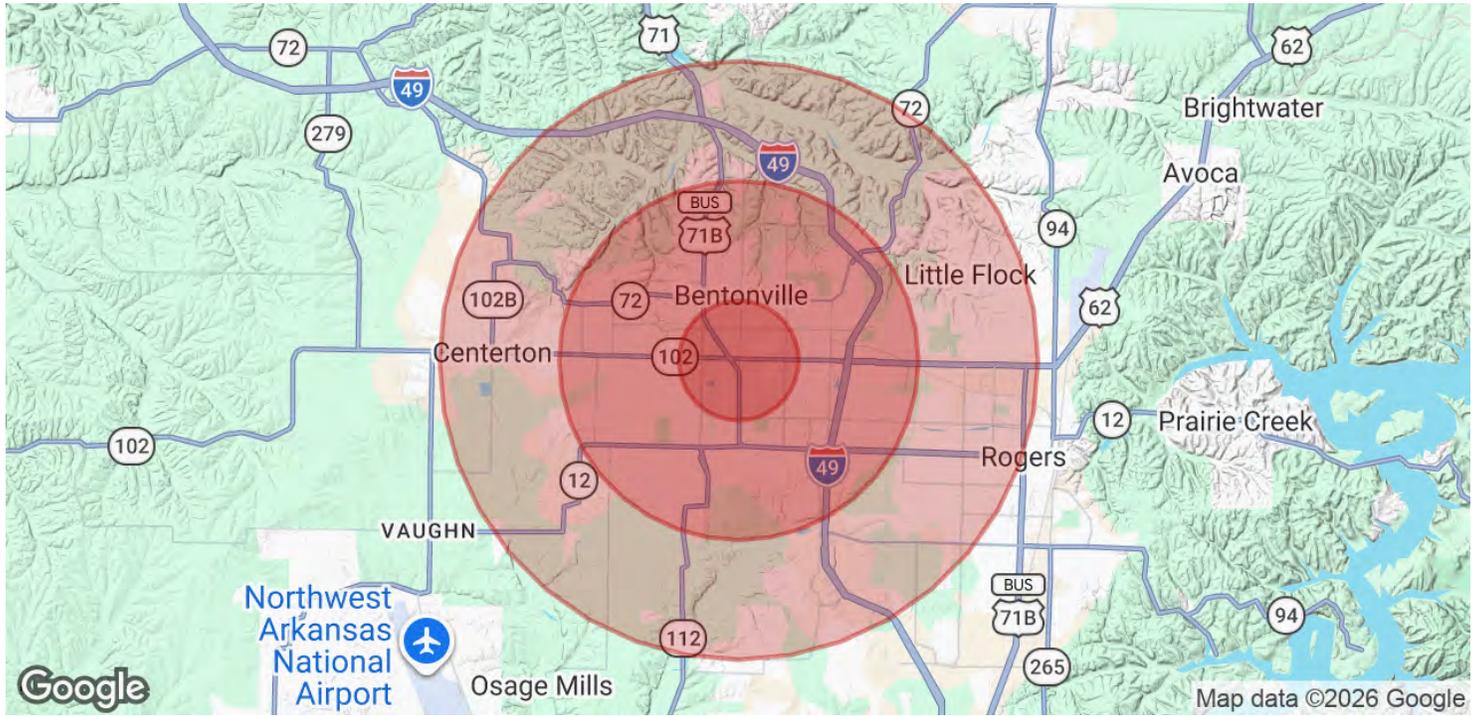
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,013	60,086	126,310
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,604	23,110	46,774
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$87,286	\$127,102	\$129,132
Average House Value	\$362,719	\$389,978	\$383,395

*Demographics data derived from AlphaMap*

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