

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 poplar area businesses!

PROPERTY HIGHLIGHTS

- Suite 201: +/- 2,160 SF, 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 Restaurant

OFFERING SUMMARY

Lease Rate:	\$1,240.00 - 4,050.00 per month (NNN; MG)
Number of Units:	1
Available SF:	480 - 2,160 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

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SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

PRIME COMMERCIAL OFFICE SPACE FOR LEASE



CROSSROADS PLAZA

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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	480 - 2,160 SF	Lease Rate:	\$1,240.00 - \$4,050.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 SW 14th St Suite 201	Available	2,160 SF	NNN	\$22.50 SF/yr	-
201 SW 14th St Suite 205	Available	480 SF	Modified Gross	\$1,240 per month	-
201 SW 14th Suite 204	Available	480 SF	Modified Gross	\$1,275 per month	-

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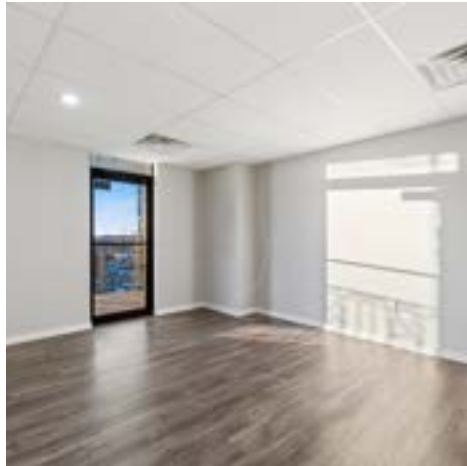
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PRIME COMMERCIAL OFFICE SPACE FOR LEASE

CROSSROADS PLAZA - SUITE 201

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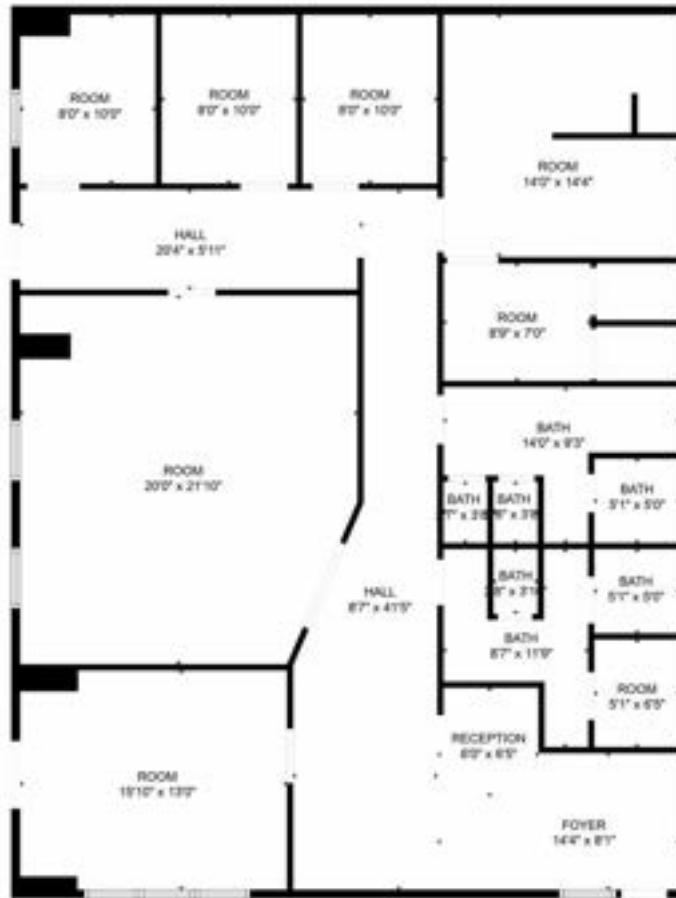
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Suite 201: +/- 2,160 SF

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OFFICE FOR LEASE

CROSSROADS PLAZA - SUITE 204

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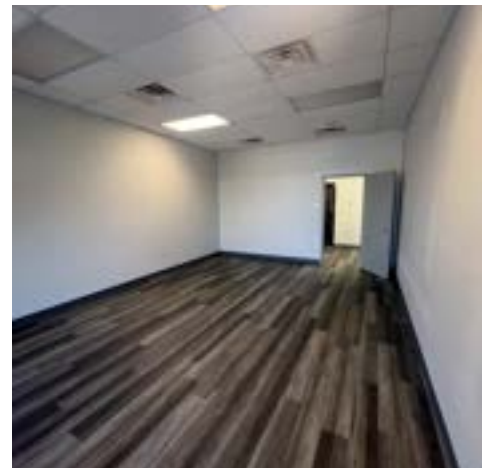
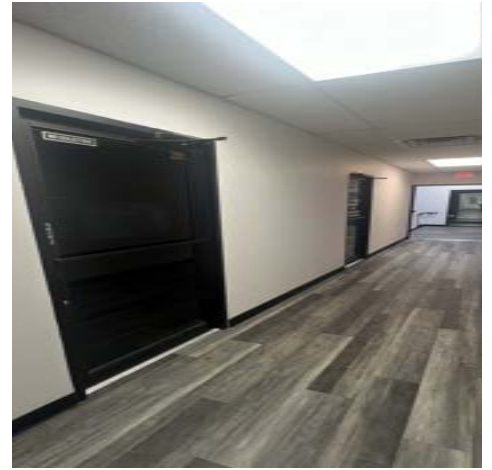
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PRIME COMMERCIAL OFFICE SPACE FOR LEASE

CROSSROADS PLAZA - SUITE 205

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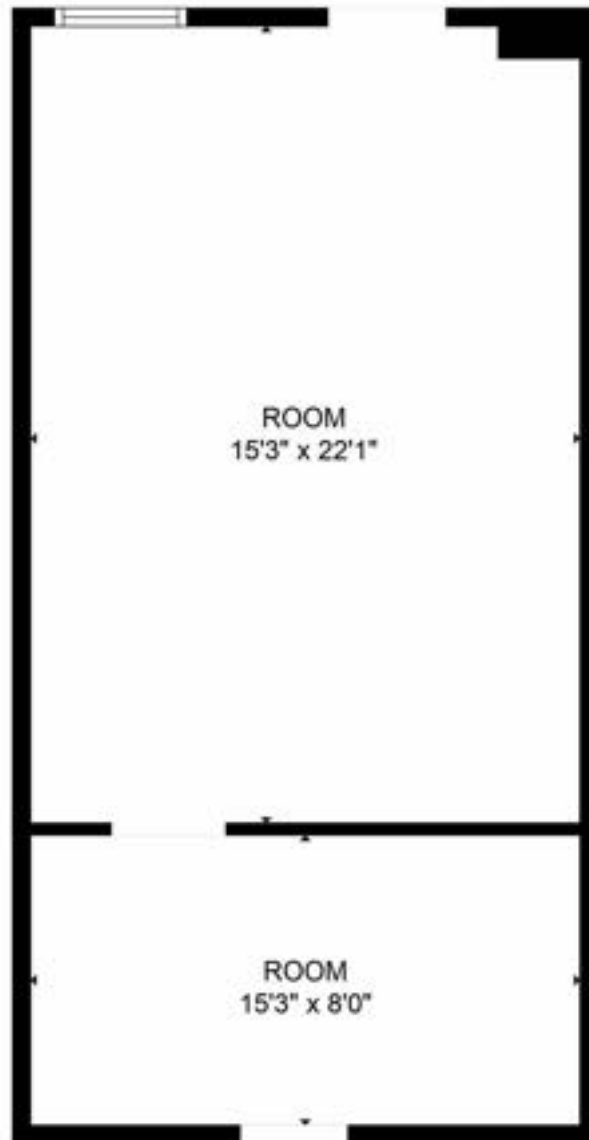
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CROSSROADS PLAZA - SUITE 205

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Suite 205

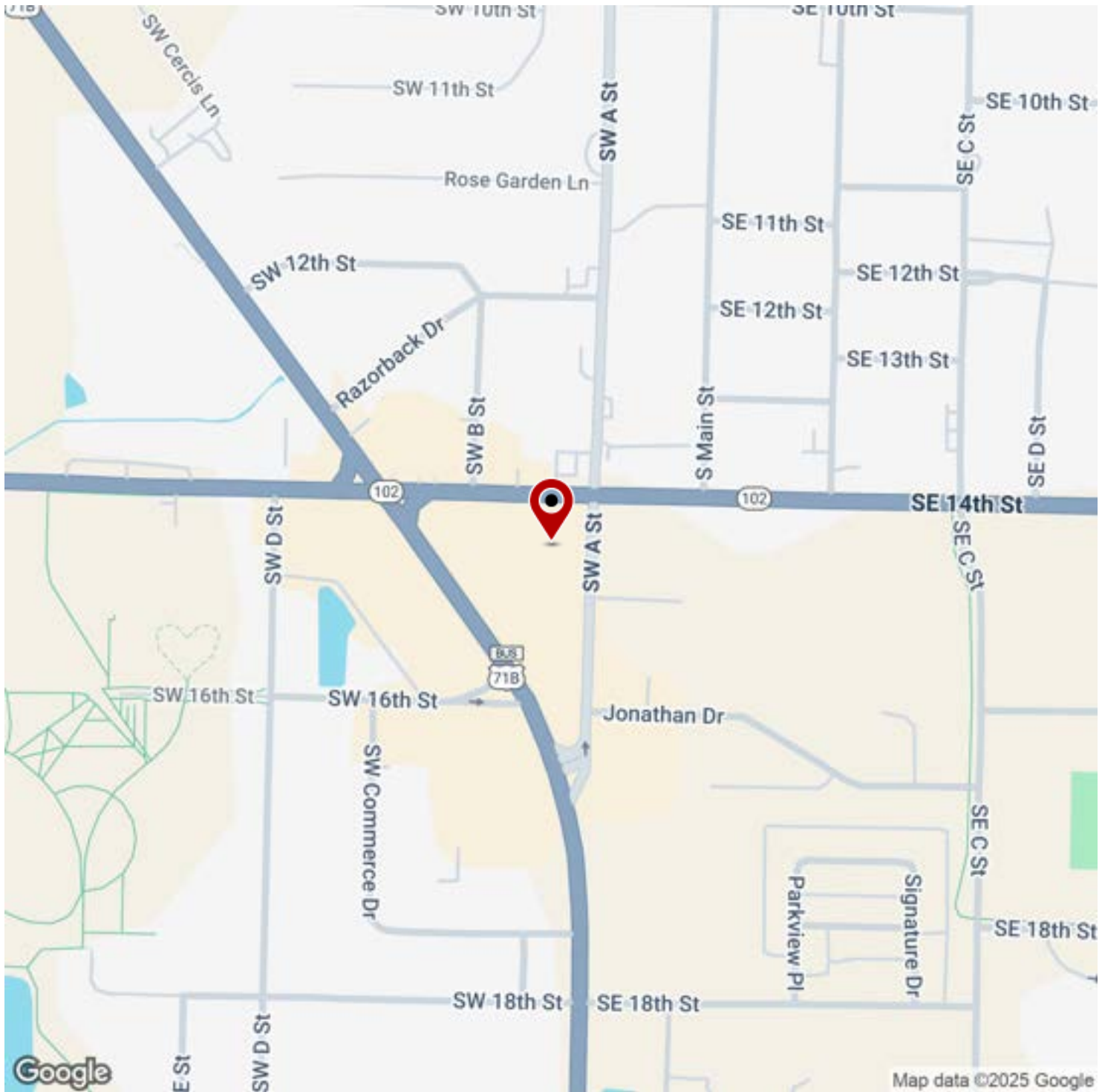


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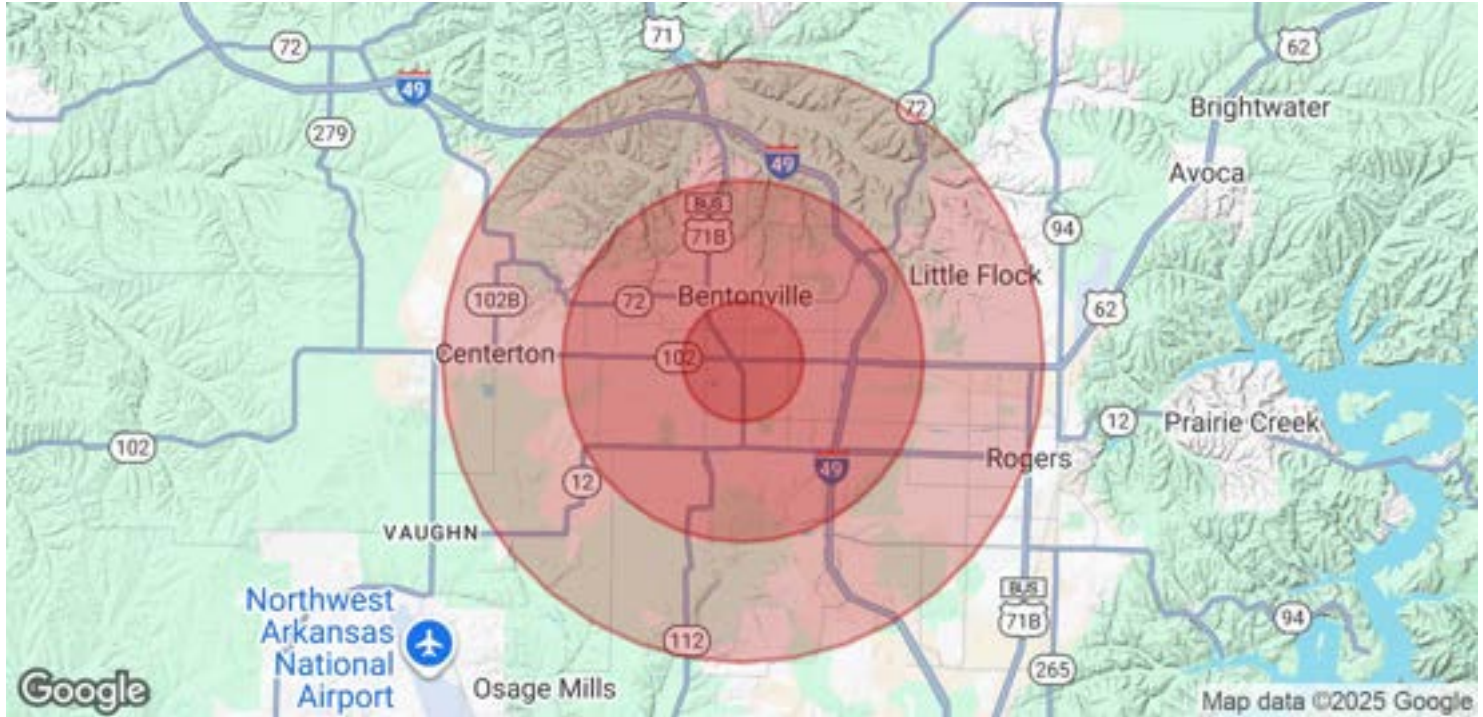
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	60,086	126,310
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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