

1001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712



EDEN BROOKE



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PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1001 SW Regional Airport Blvd, Bentonville, AR, 72712. This prominent property boasts a prime corner lot location with easy access and excellent visibility, making it an ideal destination for businesses seeking high visibility. With high traffic counts, 73 parking spaces, and the desirable feature of being situated across from Walmart Neighborhood Market, this property offers unmatched exposure and convenience. Don't miss the chance to elevate your business at this strategic location, surrounded by opportunities for success.

PROPERTY HIGHLIGHTS

- Corner Lot.
- Easy Access & Great Visibility.
- High Traffic Counts.
- 73 Parking Spaces.
- Sits Across From Walmart Neighborhood Market.

OFFERING SUMMARY

Lease Rate:	\$30.00 SF / year (NNN)
Available SF:	1,366 SF
Lot Size:	1.62 Acres
Building Size:	12,407 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,885	19,023	43,251
Total Population	7,856	49,417	116,464
Average HH Income	\$141,707	\$131,153	\$133,309

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,366 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

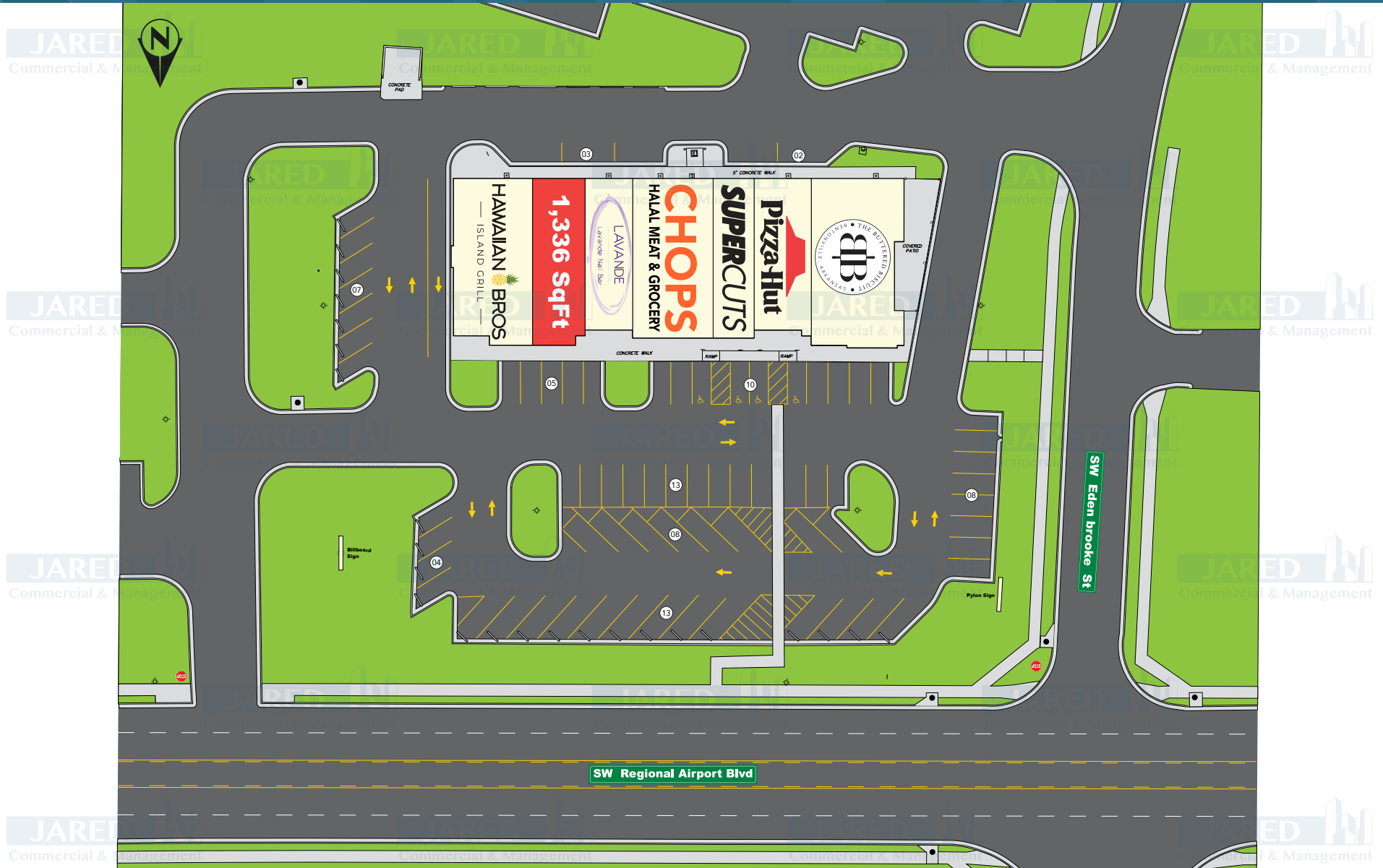
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5	Available	1,366 SF	NNN	\$30.00 SF/yr	In-Line.

LEASE SPACES

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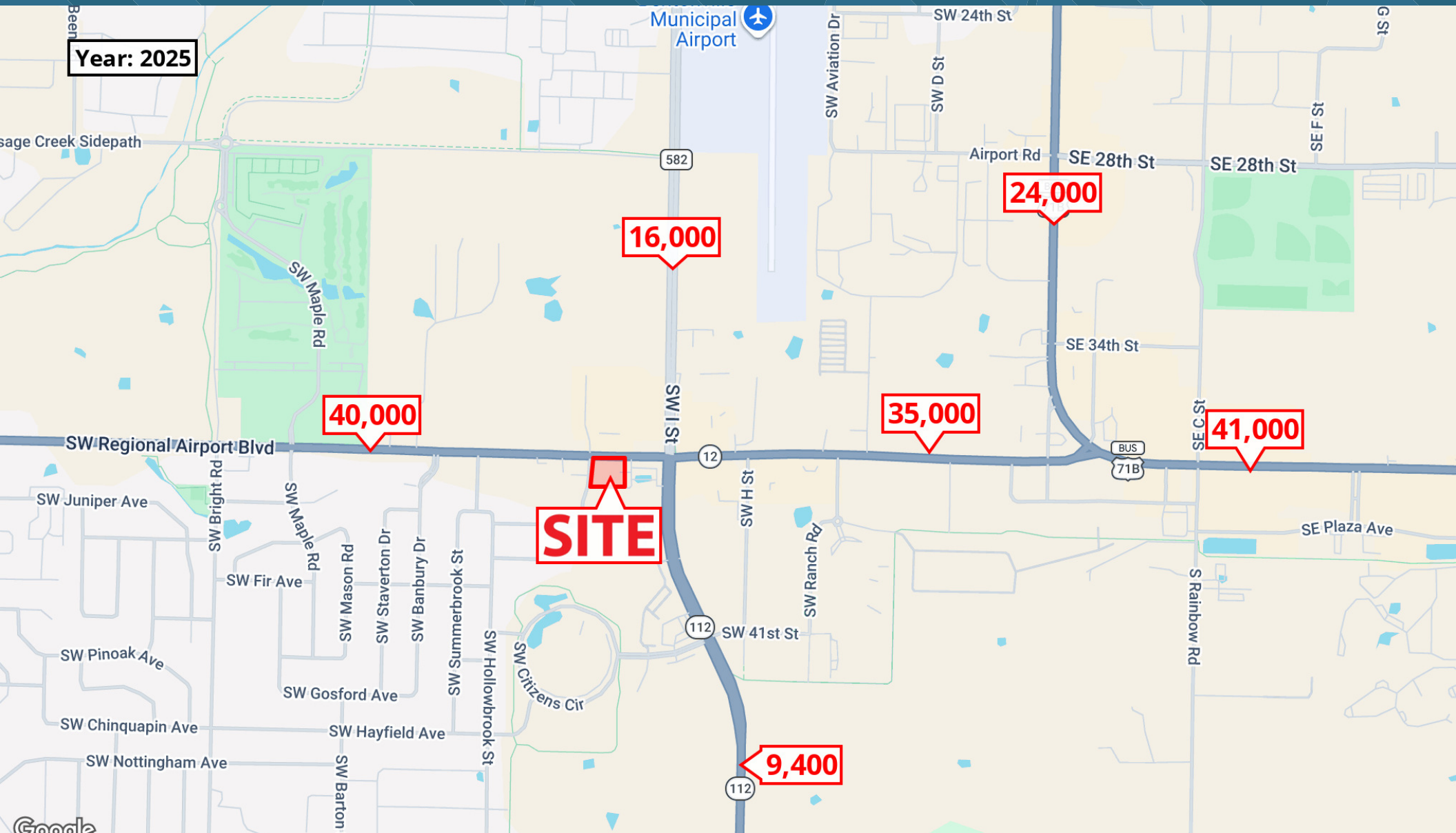
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RETAILER MAP

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TRAFFIC COUNT MAP

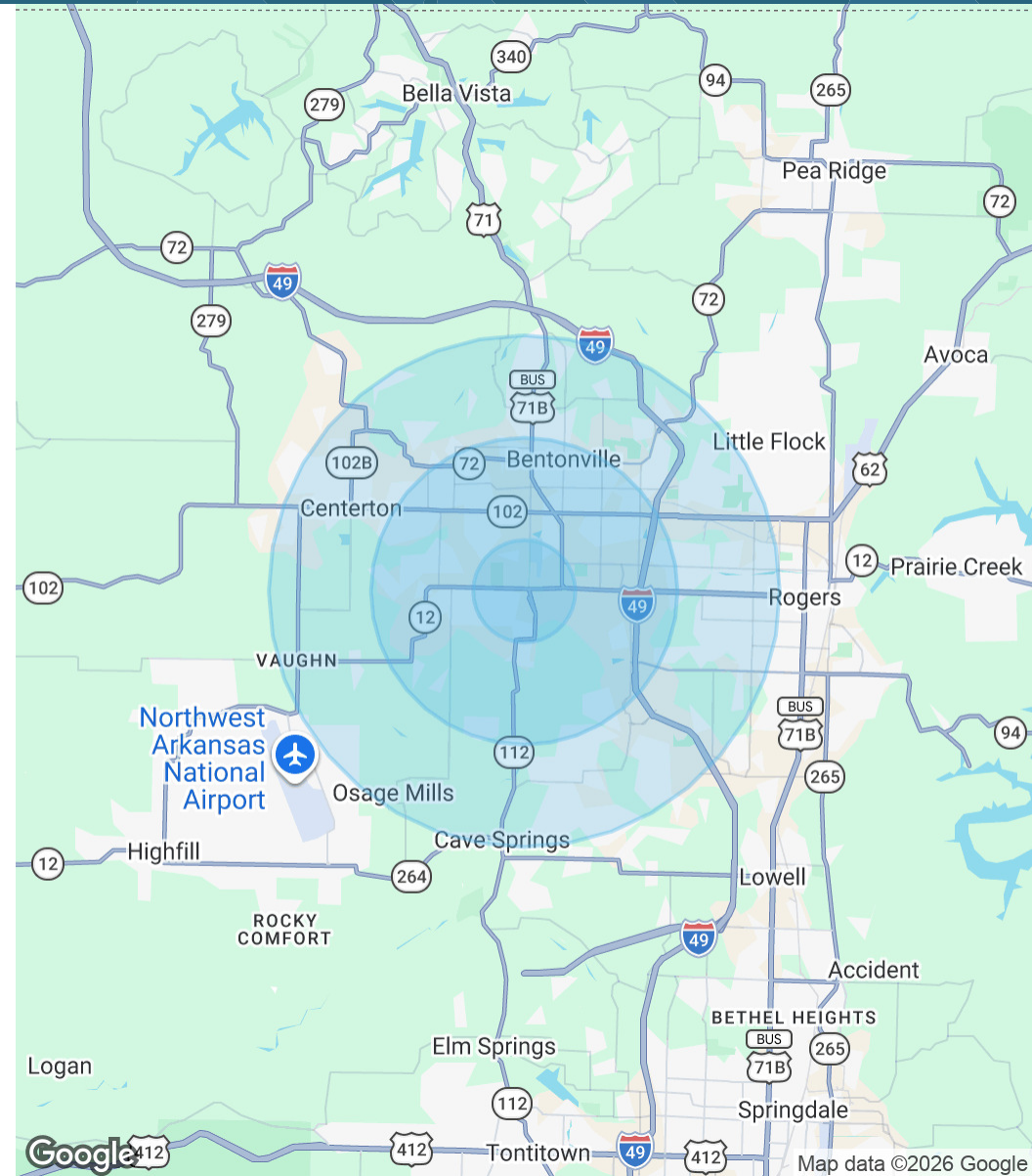


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,856	49,417	116,464
Average Age	33	34	35
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,885	19,023	43,251
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$141,707	\$131,153	\$133,309
Average House Value	\$403,648	\$395,799	\$389,252

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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