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COMMERCIAL BUILDING FOR LEASE

974 N Main St, Centerton, Arkansas



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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$3,950/Month NNN
Address	974 N Main Street
City/State	Centerton, AR 72719
Property Type	Commercial Building
Building Size	±3,801 SF
Year Built	2006
Zoning	C-3
Traffic Counts	<ul style="list-style-type: none"> ○ N Main St – 10,000 VPD ○ Seba Rd – 9,100 VPD

PROPERTY HIGHLIGHTS

- Approximately 168 linear feet of frontage on N Main Street
- Easy access to Highway 72 (0.9 miles) and Highway 102 (0.8 miles)
- TI Allowance is negotiable
- Former duplex currently being converted into a single-tenant commercial property
- Surrounded by single family developments
- 1 mile from Bentonville West High School and 1.3 miles from Gamble Elementary School



LOOKING NORTHWEST



Bentonville West
High School

Gamble
Elementary School

Legacy

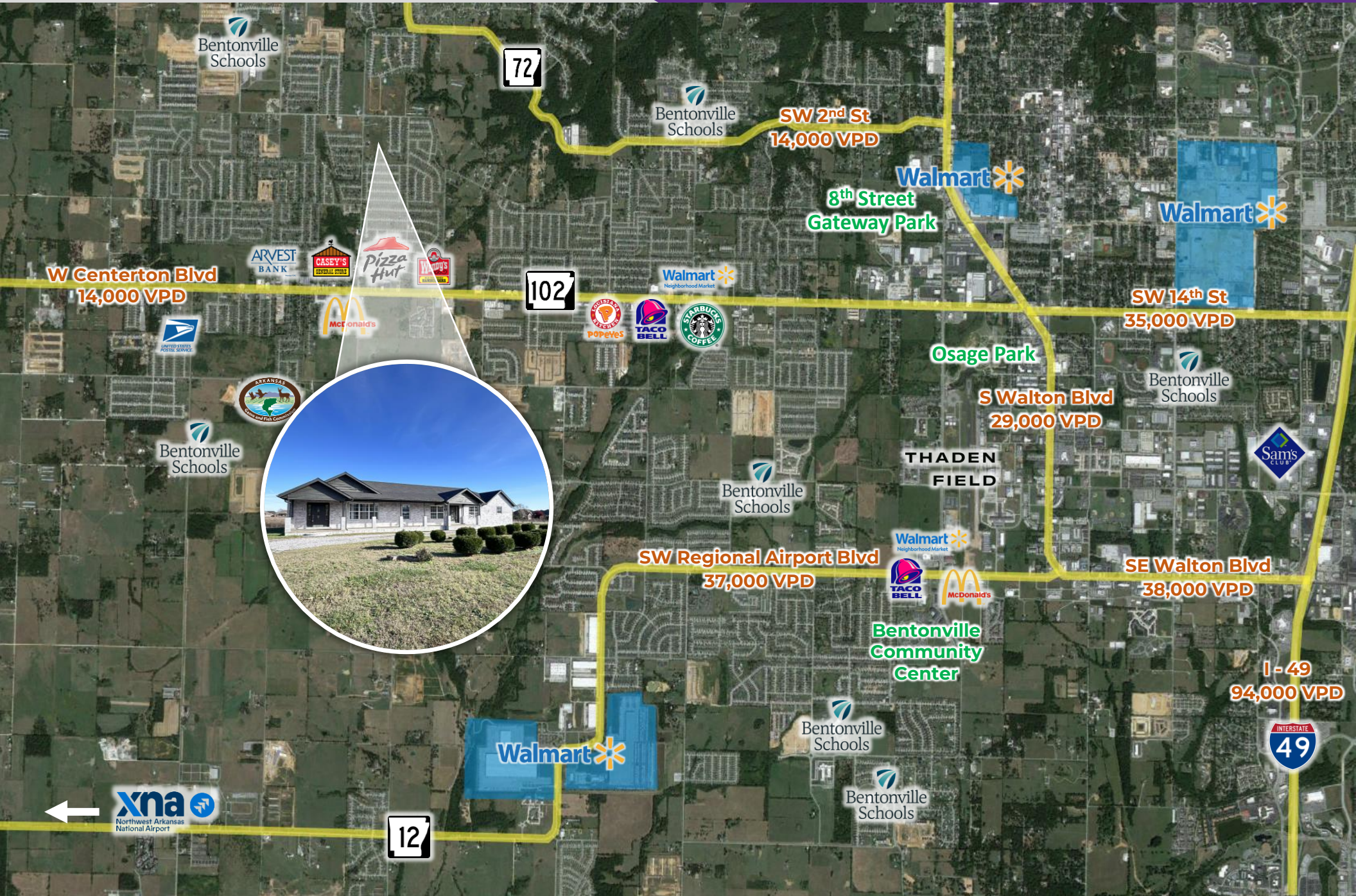
Seba Rd
9,100 VPD

 CasaCastillo
Local Children's University Center • Families • Children

N Main St
10,000 VPD

Town Vu Rd





Centerton, AR



Centerton is a city in Benton County, Arkansas. Located west of Bentonville on Highway 102, Centerton is part of the Northwest Arkansas region, which is one of the fastest-growing metro areas in the country. Once a predominantly agricultural area, Centerton has diversified its economy with the growth of nearby cities like Bentonville, home to Walmart's headquarters. Many residents commute to nearby cities for work, contributing to the local economy through retail, service industries, and healthcare.

Centerton has seen significant residential and commercial development in recent years, with new subdivisions, shopping centers, and amenities catering to its growing population. This growth has led to increased demand for housing and services. Interstate 49 runs nearby, providing convenient access to other parts of Northwest Arkansas and beyond. The Northwest Arkansas Regional Airport (XNA) is also relatively close, offering connections to major cities across the United States.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	38,939	78,396	209,093
Households	13,495	19,891	87,255
Average Age	33.1	33.8	37.4
Average Household Income	\$136,512	\$137,881	\$125,628
Businesses	523	1,886	5,677

**Demographic details based on property location*

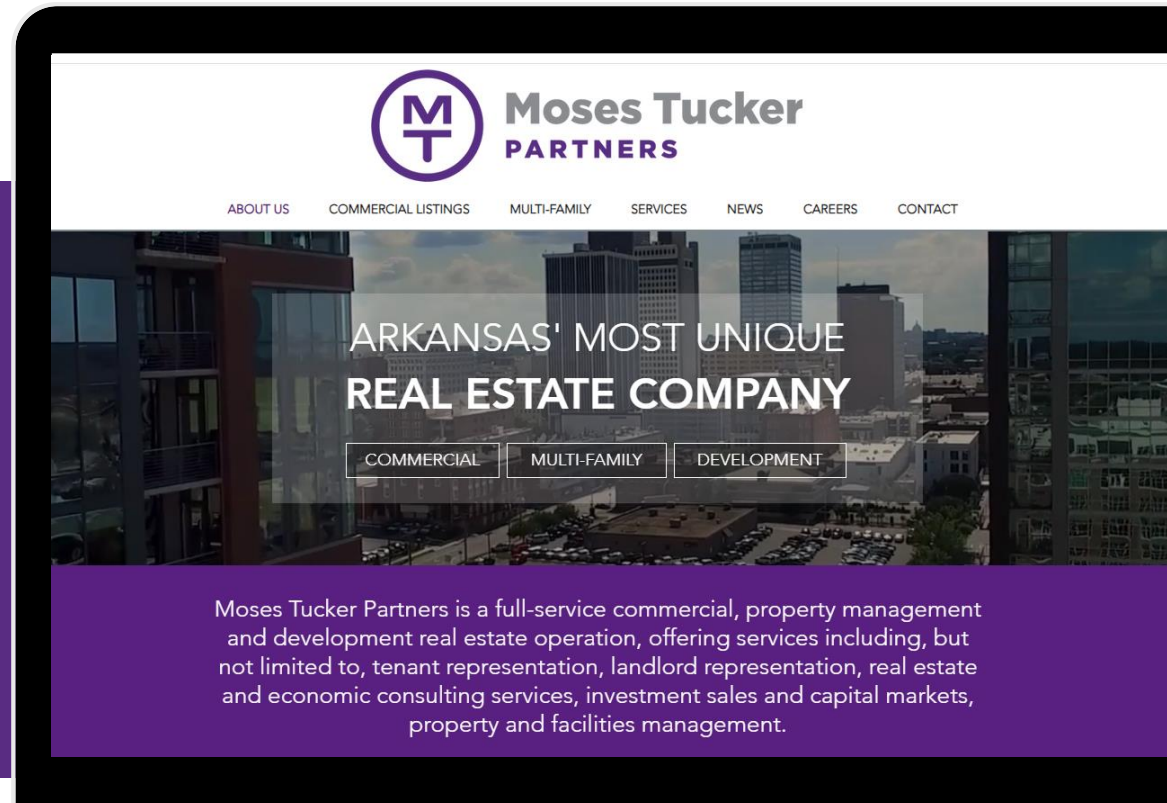
CONNECT

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