



FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



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LOT 2- 3.70 ACRES HWY 102 - BENTONVILLE, AR

OFFERING SUMMARY

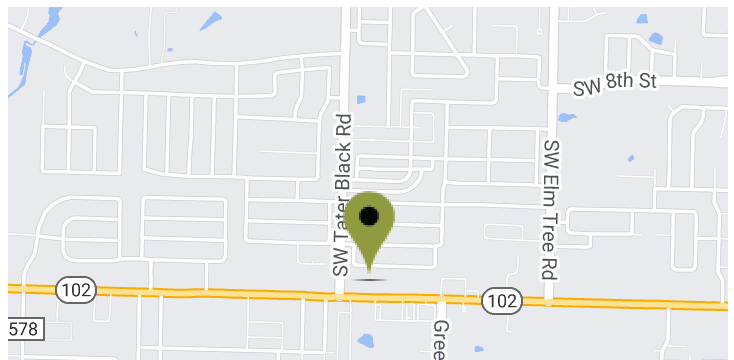
LOT 2- 3.70 acres	\$3,223,440
Price per SF	\$20

PROPERTY HIGHLIGHTS

- Water at street - Sewer at subdivision
- 29,000 CPD on Hwy 102
- Excellent strip center potential
- Adjacent to Walmart Market
- Near to many subdivisions & new developments

PROPERTY OVERVIEW

Located between Bentonville & Centerton. A strong growth area with high traffic and high visibility. Great for retail or professional services. Quickly becoming a prominent commercial corridor along Hwy 102.



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DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	3,064	21,481	46,212
Median age	29.5	31.1	32.3
Median age (Male)	30.2	30.4	31.1
Median age (Female)	28.4	31.2	33.1
Total households	1,162	7,887	17,540
Total persons per HH	2.6	2.7	2.6
Average HH income	\$70,900	\$76,642	\$75,066
Average house value	\$178,013	\$217,122	\$236,513

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