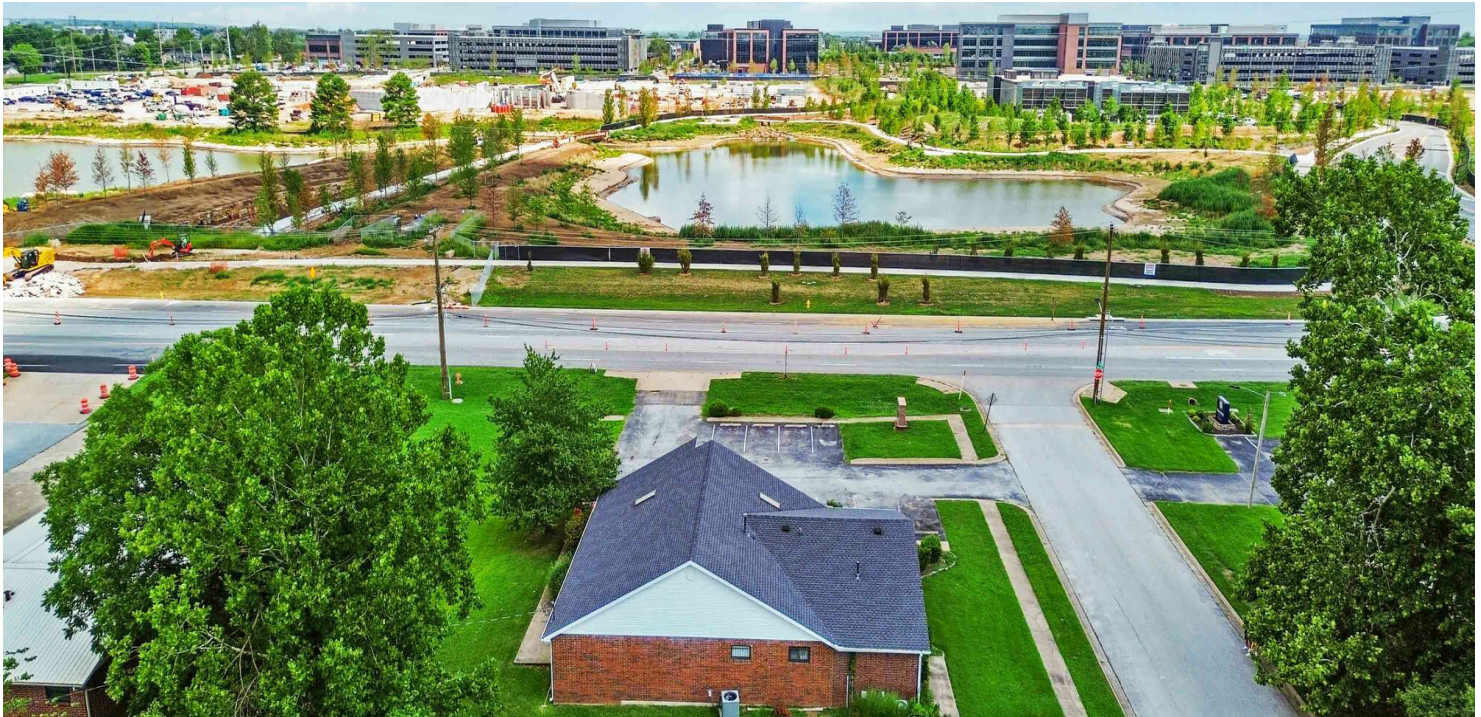


+/- 3,104 SF MEDICAL/OFFICE FOR LEASE



1412 SE 14TH ST

Bentonville, AR 72712



VIDEO

PROPERTY DESCRIPTION

Seize this unparalleled opportunity to position your business at the gateway to the 350-acre Walmart World Headquarters in one of the fastest growing markets in the country. This high exposure property sits directly across from the main south entrance fronting a 6-lane highway with over 34,000 VPD ideal for capitalizing on the influx of professionals, visitors, and corporate executives. The +/- 3,104 SF commercial building that sits on +/- 0.46 acres is a rare and unmatched chance to secure a high-profile property in this booming business district. Perfect for investors or owner operators looking to leverage this prime location and Bentonville's explosive growth.

OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (Absolute Net)
Available SF:	3,104 SF
Lot Size:	0.46 Acres
Building Size:	3,104 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,829	21,959	45,544
Total Population	6,232	55,942	122,707
Average HH Income	\$78,301	\$115,018	\$127,991

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.

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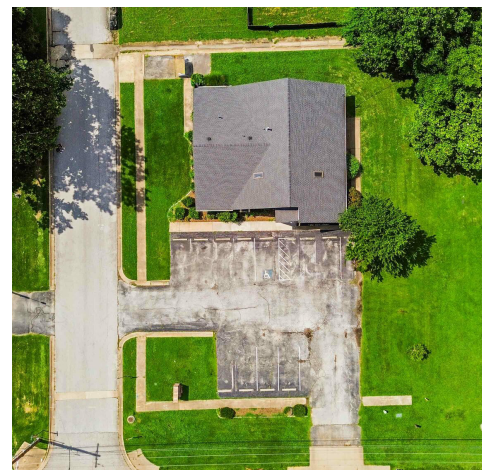
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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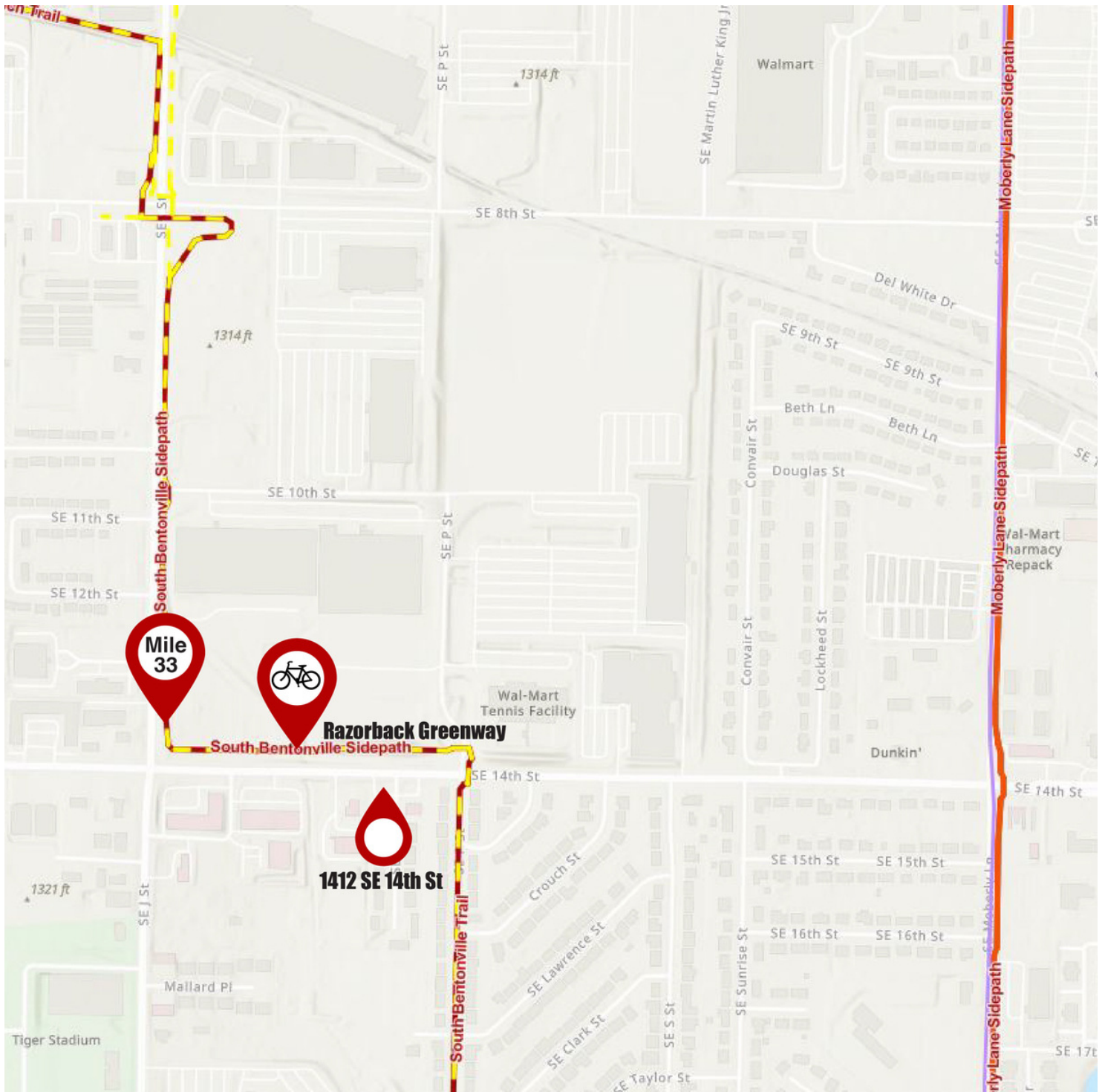
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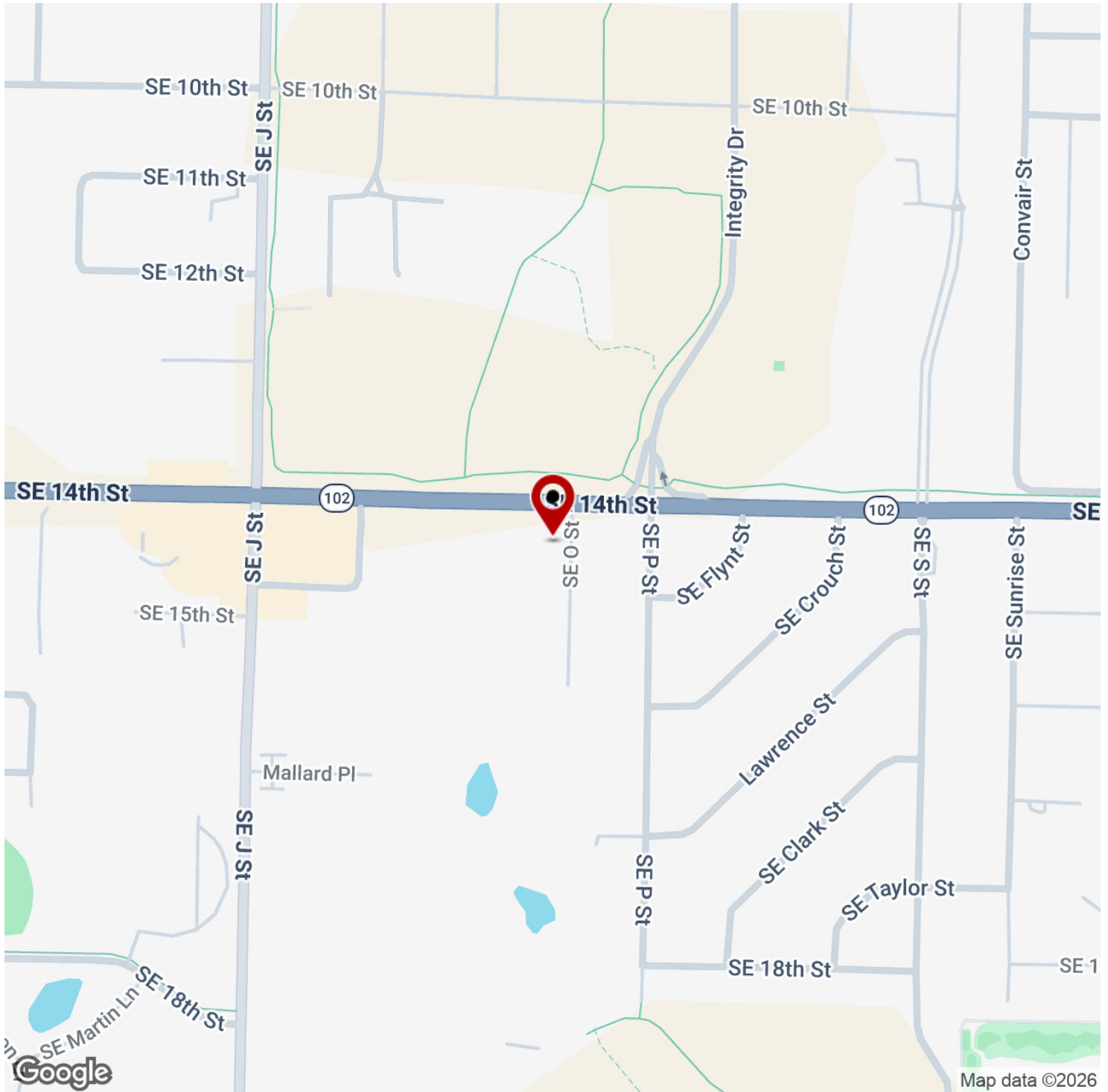
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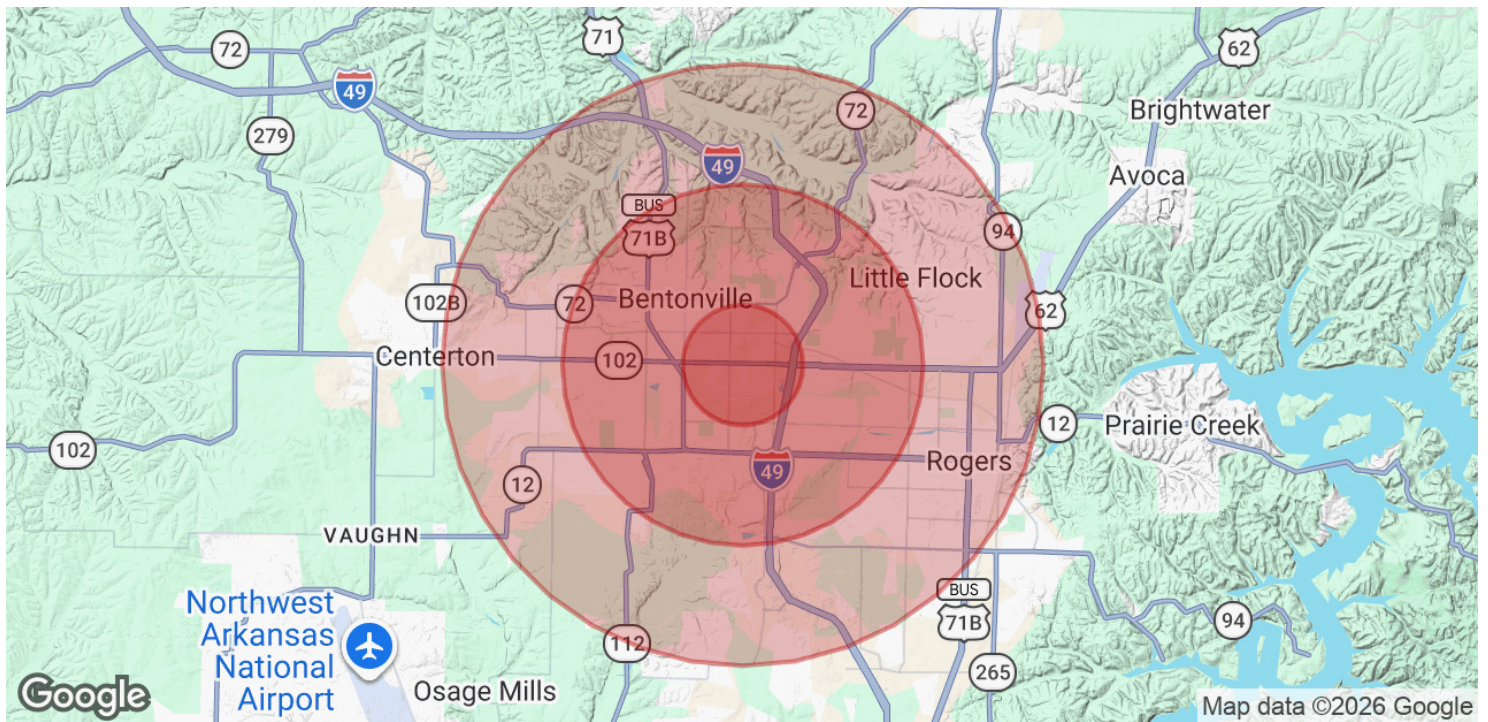
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,232	55,942	122,707
Average Age	36	36	36
Average Age (Male)	34	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,829	21,959	45,544
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$78,301	\$115,018	\$127,991
Average House Value	\$287,931	\$367,808	\$382,200

2020 American Community Survey (ACS)

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