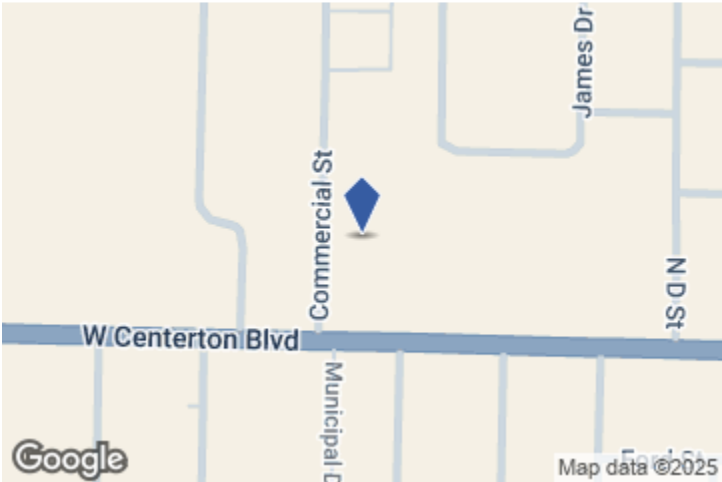


Tenant Location Detail Report

Harps Food at 710 W Centerton Blvd



Harps - Centerton, AR 72719
(479) 795-0861



LOCATION DETAIL

Space Use	Retail
Store Type	Supermarket
Size Occupied	32,500 SF
Floor	1
% of Building	100%
Location Established	2009
Occupancy Type	Leased
Moved In	Sep 17, 2009
Time In Building	15 Years 6 Months
Location Employees	20

Commencement	Sep 17, 2009
--------------	--------------

COMPANY OVERVIEW

Locations	136
Size Occupied	3,816,324 SF
Highest Use by Size	97% Retail
Employees	5,000
Credit Rating	B-57 (Low Risk)
Growth	Growing
Territory	Regional
Industry	Retailer

SIC	Grocery Stores - 5411
NAICS	Supermarkets and Grocery Stores - 445110
Established	1930
Website	https://www.harps-food.com/about_us
Headquarters	918 S Gutensohn Rd Springdale, AR 72762, USA

Tenant Location Detail Report

Harps Food at 710 W Centerton Blvd



Harps - Centerton, AR 72719
(479) 795-0861

COMPANY DESCRIPTION

Harvard and Floy Harp founded Harps in 1930. They started the first store with \$500 in cash that Harvard had saved while working in the citrus industry in California. The first store was Harps Cash Grocery and was located in Springdale, AR. Over the next 34 years they remodeled, expanded, and moved to bigger buildings as their business continued to grow.

Harps is a hometown grocer. When customers are there, they'll always be treated like a neighbor, because that's exactly what they are. Hometown is as much about values as it is convenience.

In 2001, the Company did a leveraged buy-out with the Employee Stock Ownership Plan (ESOP) purchasing outstanding stock from the family and management. Harps is the largest employee-owned company headquartered in Arkansas and the 16th largest in the United States. In 2022, Newsweek Magazine ranked Harps Food Stores the 3rd best supermarket retailer in the nation based on their consumer poll.

BUILDING OVERVIEW

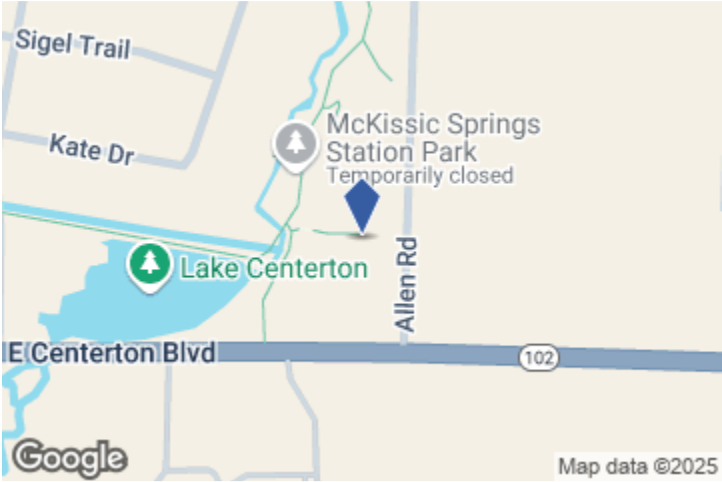
Address	710 W Centerton Blvd	Built/Renovated	1999
Building Name	Harps	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$14 - 18 NNN
Location Type	Suburban	Landlord	Richard A Walker
Size	28,600 SF		
Rating	2 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Sarah Hopper Driector of Real Estate	(479) 751-7601 X1258 (p) sarah@harpsfoodstore.com	918 S Gutensohn Rd Springdale, AR 72762

Tenant Location Detail Report

RE/MAX at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Store Type	Real Estate
Size Occupied	15,000 SF
Floor	1-2
Suite	562
% of Building	98.6%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 1, 2021
Time In Building	4 Years 1 Month
Asking Rent At Lease	\$20.00

Deal Type	New Lease
Signed	Oct 18, 2020
Commencement	Feb 1, 2021
Months To Lease	1 Year 1 Month

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

RE/MAX at 504 E Centerton Blvd
Centerton, AR 72719



COMPANY OVERVIEW

Locations	3,321	SIC	Real Estate Agent - 6531
Size Occupied	7,302,183 SF	NAICS	Offices of Real Estate Agents and Brokers - 531210
Highest Use by Size	72% Office	Ticker	RMAX (NYSE)
Employees	140,050	Established	1973
Revenue	\$307,685,000 (2024)	Website	https://www.remax.com/
Credit Rating	C-50 (Moderate Risk)	Headquarters	5075 S Syracuse St Denver, CO 80237, USA
Growth	Stable		
Territory	National		
Industry	Real Estate		

COMPANY DESCRIPTION

RE/MAX® agents have the experience to get the job done in today's market, supported by a robust network of over 140,000 agents in more than 9,000 offices worldwide. With extensive global connections and deep local insights, clients gain an edge that goes beyond what can be found online. Regardless of market conditions, life moves on—people need to move, sell, and buy. RE/MAX agents understand that market shifts create new opportunities, and with a trusted and experienced RE/MAX agent, those opportunities are there to be seized.

BUILDING OVERVIEW

Address	504 E Centerton Blvd	Built/Renovated	2020
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$19 - 23
Size	15,211 SF	Landlord	Mark S & Julie S F Deihl
Rating	3 Star	Leasing Agent	Keller Williams Market Pro Realty
Property Type	Retail		
Secondary Type	Storefront Retail/Office		

CONTACTS

Name	Contact Info	Address
Josh Bolgren Senior Vice President, Franchise Operations	(303) 770-5531 (p) Josh.Bolgren@remax.net	5075 S Syracuse St, Suite 100 Denver, CO 80237

Tenant Location Detail Report

Dollar General at 8100 SW Regional Airport Blvd
Bentonville, AR 72713
(479) 384-5759



LOCATION DETAIL

Space Use	Retail
Store Type	Dollar/Variety/Thrift
Size Occupied	10,857 SF
Floor	1
% of Building	100%
Location Established	2023
Occupancy Type	Leased
Moved In	Feb 8, 2023
Time In Building	2 Years 1 Month

COMPANY OVERVIEW

Locations	19,009
Size Occupied	194,511,827 SF
Highest Use by Size	88% Retail
Employees	19,643
Revenue	\$38,691,609,000 (2024)
Credit Rating	A-81 (Very Low Risk)
Growth	Growing
Territory	International
Industry	Retailer

SIC	Variety Stores - 5331
NAICS	All Other General Merchandise Re-tailers - 455219
Ticker	DG (NYSE)
Established	1939
Website	https://investor.dollargeneral.com/
Headquarters	100 Mission Rdg Goodlettsville, TN 37072, USA

Dollar General at 8100 SW Regional Airport Blvd



Bentonville, AR 72713
(479) 384-5759

COMPANY DESCRIPTION

DG is proud to be America's neighborhood general store. We strive to make shopping hassle-free and affordable with convenient, easy-to-shop stores all across the states. DG's stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving their customers with value and convenience and their employees with career opportunities to serving the communities they call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's founding in 1939.

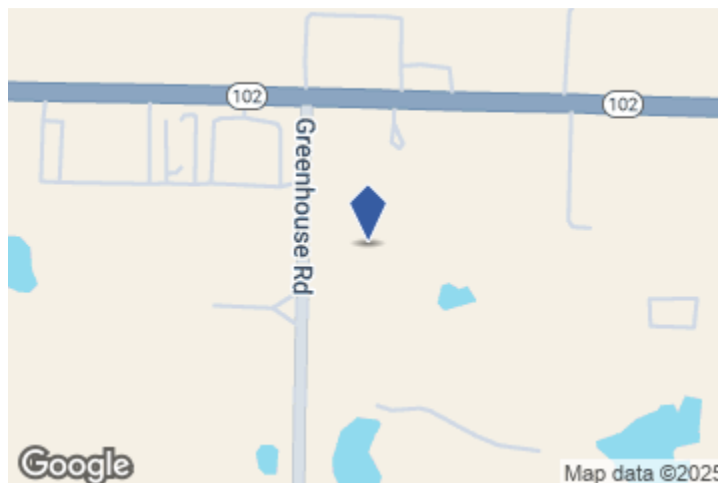
BUILDING OVERVIEW

Address	8100 SW Regional Airport Blvd	Built/Renovated	2022
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$14 - 17
Size	9,554 SF		
Rating	3 Star		
Property Type	Retail		

Tenant Location Detail Report

Carvana at 254 Greenhouse Rd

Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Store Type	Automotive
Size Occupied	10,800 SF
Floor	1
% of Building	100%
Location Established	2021
Occupancy Type	Leased
Moved In	Sep 15, 2021
Time In Building	3 Years 6 Months
Asking Rent At Lease	\$10.88

Deal Type	New Lease
Signed	Jun 17, 2021
Commencement	Sep 15, 2021
Months To Lease	11 Months

COMPANY OVERVIEW

Locations	109
Size Occupied	7,724,023 SF
Highest Use by Size	79% Industrial
Employees	10,400
Revenue	\$13,673,000,000 (2024)
Credit Rating	D-26 (High Risk)
Growth	Stable
Territory	National
Industry	Retailer

SIC	Used Car Dealers - 5521
NAICS	Used Car Dealers - 441120
Ticker	CVNA
Established	2012
Website	https://www.carvana.com/about-us
Headquarters	300 E Rio Salado Pky Tempe, AZ 85281, USA

Tenant Location Detail Report

Carvana at 254 Greenhouse Rd
Centerton, AR 72719



COMPANY DESCRIPTION

Your experience doesn't end once you get the keys. Their goal is to make sure you have peace of mind when it comes to your new ride. Every Carvana car comes standard with a limited 100 day/4,189 mile warranty. Should anything happen, they'll take care of it so you can rest easy.

BUILDING OVERVIEW

Address	254 Greenhouse Rd	Built/Renovated	2004
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18
Size	10,800 SF	Landlord	Murray & Emily Mansch
Rating	3 Star	Leasing Agent	Kelley Commercial Partners
Property Type	Retail		

CONTACTS

Name	Contact Info	Address
Bret Sassenberg Senior Director of Real Estate and Development	(800) 333-4554 (p) bret.sassenberg@carvana.com	1930 W Rio Salado Pky Tempe, AZ 85281

Tenant Location Detail Report

Dollar General at 2440 W Highway 12
Gentry, AR 72734



LOCATION DETAIL

Space Use	Retail
Store Type	Dollar/Variety/Thrift
Size Occupied	9,100 SF
Floor	1
% of Building	100%
Location Established	2021
Occupancy Type	Leased
Moved In	Jun 21, 2021
Time In Building	3 Years 9 Months
Starting Rent	\$9.45 NNN

Deal Type	New Lease
Signed	Jun 21, 2021
Commencement	Jun 21, 2021
Expiration	Jun 20, 2036
Term	15 Years
Time Remaining	11 Yrs 3 Mos

COMPANY OVERVIEW

Locations	19,009
Size Occupied	194,511,827 SF
Highest Use by Size	88% Retail
Employees	19,643
Revenue	\$38,691,609,000 (2024)
Credit Rating	A-81 (Very Low Risk)
Growth	Growing
Territory	International
Industry	Retailer

SIC	Variety Stores - 5331
NAICS	All Other General Merchandise Re-tailers - 455219
Ticker	DG (NYSE)
Established	1939
Website	https://investor.dollargeneral.com/
Headquarters	100 Mission Rdg Goodlettsville, TN 37072, USA

Dollar General at 2440 W Highway 12
Gentry, AR 72734



COMPANY DESCRIPTION

DG is proud to be America's neighborhood general store. We strive to make shopping hassle-free and affordable with convenient, easy-to-shop stores all across the states. DG's stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving their customers with value and convenience and their employees with career opportunities to serving the communities they call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's founding in 1939.

BUILDING OVERVIEW

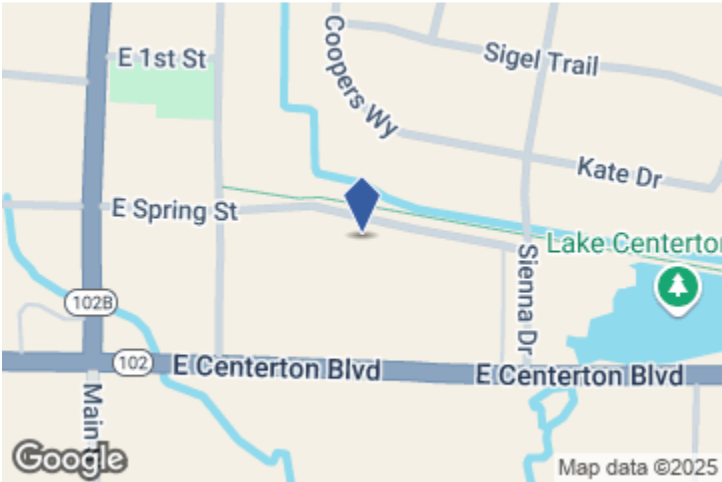
Address	2440 W Highway 12	Built/Renovated	2021
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$13 - 15
Size	9,100 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

El Pueblito at 300 E Centerton Blvd



Centerton Plaza - Centerton, AR 72719
(479) 224-4820



LOCATION DETAIL

Space Use	Retail
Store Type	Restaurant
Size Occupied	8,750 SF
Floor	GRND
% of Building	62.5%
Location Established	2018
Occupancy Type	Leased
Moved In	Apr 4, 2018
Time In Building	6 Years 11 Months

COMPANY OVERVIEW

Locations	1
Size Occupied	8,750 SF
Credit Rating	B-65 (Low Risk)
Industry	Retailer

SIC	Eating Places - 5812
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El Pueblito at 300 E Centerton Blvd



Centerton Plaza - Centerton, AR 72719
(479) 224-4820

BUILDING OVERVIEW

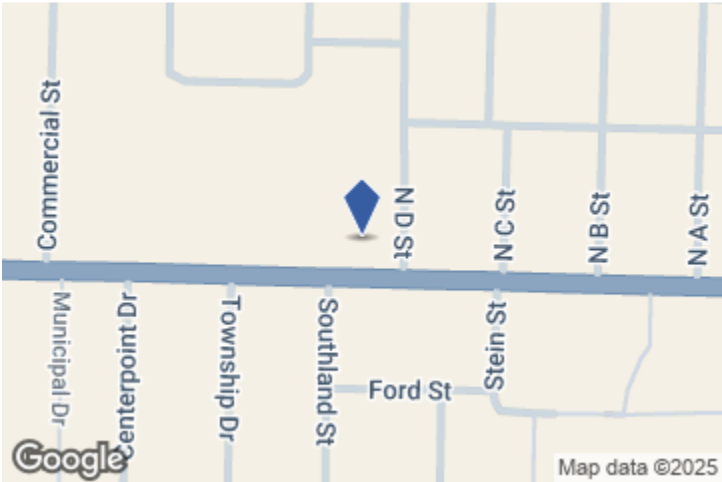
Address	300 E Centerton Blvd	Built/Renovated	2018
Building Name	Centerton Plaza	Tenancy	Multi
Center Name	Centerton Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$19 - 23
Submarket	Outlying Benton County	Landlord	Robert C East Jr
Location Type	Suburban	Leasing Agent	Kelley Commercial Partners
Size	14,000 SF		
Rating	3 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

O'Reilly Auto Parts at 514 W Centerton Blvd



O'Reilly Auto Parts - Centerton, AR 72719
(479) 795-0371



LOCATION DETAIL

Space Use	Retail
Store Type	Automotive
Size Occupied	8,000 SF
Floor	1
% of Building	100%
Location Established	2016
Occupancy Type	Leased
Moved In	May 11, 2016
Time In Building	8 Years 10 Months
Location Employees	9
Asking Rent At Lease	\$12.00

Deal Type	New Lease
Signed	Mar 12, 2016
Commencement	May 11, 2016
Months To Lease	1 Year 10 Months

COMPANY OVERVIEW

Locations	5,552
Size Occupied	46,108,204 SF
Highest Use by Size	77% Retail
Employees	67,663
Revenue	\$16,708,479,000 (2024)
Credit Rating	C-41 (Moderate Risk)
Growth	Growing
Territory	International
Industry	Retailer

SIC	Auto And Hme Supply Strs - 5531
NAICS	Automotive Parts and Accessories Retailers - 441330
Ticker	ORLY (NASDAQ)
Established	1957
Website	https://corporate.oreillyauto.com/corporate-information-general-info
Headquarters	233 S Patterson Ave Springfield, MO 65802, USA

Tenant Location Detail Report

O'Reilly Auto Parts at 514 W Centerton Blvd



O'Reilly Auto Parts - Centerton, AR 72719
(479) 795-0371

COMPANY DESCRIPTION

O'Reilly Automotive Parts is the dominant auto parts retailer in all of their market areas. From their roots as a single store in 1957 to their current size, they've come a long way. They continue to be one of the fastest-growing companies in the industry with countless opportunities for individual growth. Whether you are looking to run a store, manage a distribution center, or climb the corporate ladder, O'Reilly has the career path for you!

BUILDING OVERVIEW

Address	514 W Centerton Blvd	Built/Renovated	2011
Building Name	O'Reilly Auto Parts	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$12 - 15
Location Type	Suburban	Landlord	Joseph H & Leslie Berman
Last Sale Date	Apr 22, 2014	Leasing Agent	Kelley Commercial Partners
Last Sale Price	\$1,113,334 (\$139.17/SF)		
Size	8,000 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Philip Hopper Senior Vice President of Real Estate	(417) 862-2674 (p) phopper@oreillyauto.com	233 S Patterson Ave Springfield, MO 65802

Tenant Location Detail Report

Dollar General at 111 Commercial St



Dollar General - Centerton, AR 72719
(479) 795-0268



LOCATION DETAIL

Space Use	Retail
Store Type	Dollar/Variety/Thrift
Size Occupied	8,000 SF
Floor	1
% of Building	100%
Location Established	2008
Occupancy Type	Leased
Moved In	Feb 6, 2008
Time In Building	17 Years 1 Month
Location Employees	2

COMPANY OVERVIEW

Locations	19,009
Size Occupied	194,511,827 SF
Highest Use by Size	88% Retail
Employees	19,643
Revenue	\$38,691,609,000 (2024)
Credit Rating	A-81 (Very Low Risk)
Growth	Growing
Territory	International
Industry	Retailer

SIC	Variety Stores - 5331
NAICS	All Other General Merchandise Re-tailers - 455219
Ticker	DG (NYSE)
Established	1939
Website	https://investor.dollargeneral.com/
Headquarters	100 Mission Rdg Goodlettsville, TN 37072, USA

Dollar General at 111 Commercial St



Dollar General - Centerton, AR 72719
(479) 795-0268

COMPANY DESCRIPTION

DG is proud to be America's neighborhood general store. We strive to make shopping hassle-free and affordable with convenient, easy-to-shop stores all across the states. DG's stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving their customers with value and convenience and their employees with career opportunities to serving the communities they call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's founding in 1939.

BUILDING OVERVIEW

Address	111 Commercial St	Built/Renovated	1999
Building Name	Dollar General	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 15 NNN
Location Type	Suburban	Landlord	Robert East
Last Sale Date	Apr 29, 2014		
Last Sale Price	\$445,000 (\$55.63/SF)		
Size	8,000 SF		
Rating	2 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
John Shackelford Real Estate Manager, KY, SD, ND	(615) 651-9175 (p) jshackel@dollargeneral.com	100 Mission Rdg Goodlettsville, TN 37072

Tenant Location Detail Report

AutoZone at 830 W Centerton Blvd



Centerton, AR 72719
(479) 795-1830



LOCATION DETAIL

Space Use	Retail
Store Type	Automotive
Size Occupied	7,360 SF
Floor	1
% of Building	100%
Location Established	2008
Occupancy Type	Owned
Moved In	Dec 23, 2015
Time In Building	9 Years 3 Months
Location Employees	7

COMPANY OVERVIEW

Locations	6,417
Size Occupied	52,033,642 SF
Highest Use by Size	88% Retail
Employees	119,000
Revenue	\$18,490,268,000 (2024)
Credit Rating	C-41 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Retailer

SIC	Auto And Hme Supply Strs - 5531
NAICS	Automotive Parts and Accessories Retailers - 441330
Ticker	AZO (NYSE)
Established	1979
Website	https://www.autozone.com
Headquarters	123 S Front St Memphis, TN 38103, USA

Tenant Location Detail Report

AutoZone at 830 W Centerton Blvd



Centerton, AR 72719
(479) 795-1830

COMPANY DESCRIPTION

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with stores in the US, Mexico, Brazil and Puerto Rico. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories.

AutoZone, headquartered in Memphis, TN, is a growing Fortune 300 company with a deep commitment to serving their customers, communities and fellow AutoZoners. They have vast opportunities in their stores, distribution centers, field offices, specialty business units and Store Support Center and embrace diverse experiences, backgrounds, knowledge and ideas to strengthen their teams and business.

Their team is connected by a deep commitment to their Pledge and Values, principles established more than thirty years ago that reinforce their priorities and team culture.

BUILDING OVERVIEW

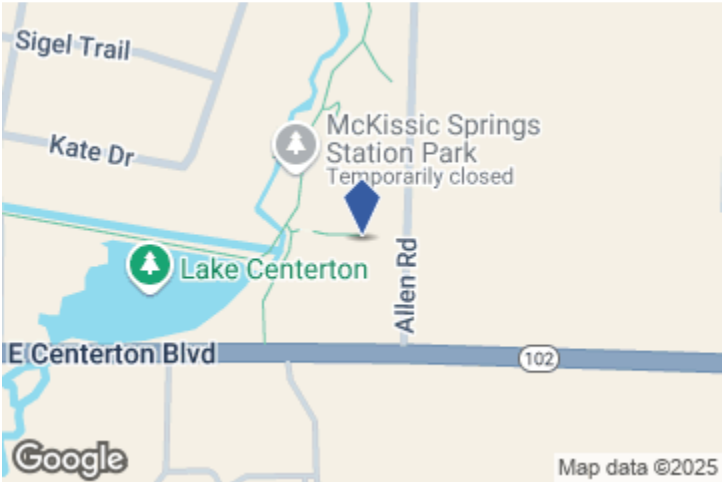
Address	830 W Centerton Blvd	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$12 - 15 NNN
Location Type	Suburban	Landlord	AutoZone, Inc.
Size	7,360 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Tahir Sikandar Director of Real Estate	(901) 495-8914 (p) tahir.sikandar@autozone.com	123 S Front St Memphis, TN 38103

Tenant Location Detail Report

Namaste Indian Grocery, Kitchen, and Bakery at 504 E
Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	6,650 SF
Floor	1
Suite	560-566
% of Building	43.7%
Location Established	2024
Occupancy Type	Leased
Moved In	Sep 19, 2024
Time In Building	6 Months
Starting Rent	\$20.00 NNN

Deal Type	New Lease
Signed	Sep 16, 2024
Commencement	Sep 19, 2024
Expiration	Sep 19, 2034
Term	10 Years
Time Remaining	9 Yrs 6 Mos

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Namaste Indian Grocery, Kitchen, and Bakery at 504 E
Centerton Blvd
Centerton, AR 72719

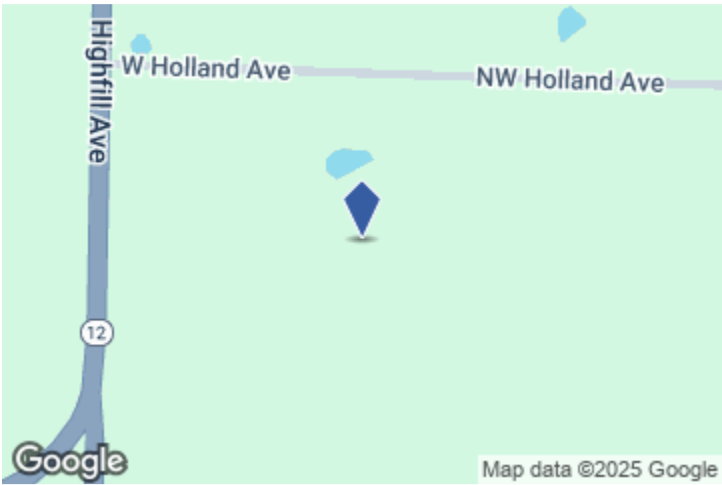


BUILDING OVERVIEW

Address	504 E Centerton Blvd	Built/Renovated	2020
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$19 - 23
Size	15,211 SF	Landlord	Mark S & Julie S F Deihl
Rating	3 Star	Leasing Agent	Keller Williams Market Pro Realty
Property Type	Retail		
Secondary Type	Storefront Retail/Office		

Tenant Location Detail Report

Acres on Holland at 14323 Holland Ave
Gentry, AR 72734



LOCATION DETAIL

Space Use	Retail
Size Occupied	6,150 SF
Floor	1
% of Building	100%
Location Established	2023
Occupancy Type	Leased
Moved In	Jan 1, 2023
Time In Building	2 Years 2 Months
Starting Rent	\$28.29 MG

Deal Type	New Lease
Tenant Representative	Collier & Associates
Signed	Jan 1, 2023
Commencement	Jan 1, 2023
Expiration	Dec 31, 2025
Term	3 Years
Time Remaining	9 Mos
Months To Lease	4 Months

TENANT INSIGHTS

Upcoming Lease Expiration: The tenant's lease is expiring in 9 months on December 31, 2025.

Neighbors Moving In: Thomas Venues Inc moved into the building in October 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Acres on Holland at 14323 Holland Ave
Gentry, AR 72734



BUILDING OVERVIEW

Address	14323 Holland Ave	Built/Renovated	2014
Market	Fayetteville/Springdale/Rogers		
Submarket	Outlying Benton County		
Location Type	Suburban		
Size	6,150 SF		
Rating	2 Star		
Property Type	Specialty		

LAST TENANT REPRESENTATIVE

Collier & Associates		
Sara Posey Broker	(479) 264-2471 (p) (479) 264-2471 (m) Saraposeyrealestate@gmail.com	

Tenant Location Detail Report

Firestone Complete Auto Care at 1743 E Centerton Blvd



Firestone - Centerton, AR 72712
(479) 595-0059



LOCATION DETAIL

Space Use	Retail
Store Type	Automotive
Size Occupied	6,116 SF
Floor	1
% of Building	100%
Location Established	2020
Occupancy Type	Owned
Moved In	Jan 6, 2020
Time In Building	5 Years 2 Months
Location Employees	10

COMPANY OVERVIEW

Locations	1,720
Size Occupied	11,692,187 SF
Highest Use by Size	94% Retail
Employees	2,558
Credit Rating	A-77 (Very Low Risk)
Growth	Stable
Territory	National
Industry	Services

SIC	Auto Repair Shops, NEC - 7539
NAICS	Automotive Repair and Maintenance - 811198
Established	1926
Parent Company	Bridgestone
Website	https://www.firestonecompleteauto-care.com/about/
Headquarters	200 4th Ave S Nashville, TN 37201, USA

Firestone Complete Auto Care at 1743 E Centerton Blvd



Firestone - Centerton, AR 72712
(479) 595-0059

COMPANY DESCRIPTION

Since 1926, drivers have trusted Firestone Complete Auto Care to keep their vehicles running newer longer. And as America's auto care needs have grown and changed, so have they. They're a leading provider of maintenance, repairs and tires for a reason: because they believe in offering a complete auto care experience that perfectly meets customer needs. Their auto care advisors and service technicians take pride in understanding customers vehicle from bumper to bumper. Plus, they'll always answer customers' questions and explain their work to customers so they feel comfortable from the moment they walk in until they're back on the road. They promise to provide the best customer service and offer the right solutions, so they can feel confident in knowing they're customers' complete auto care solution.

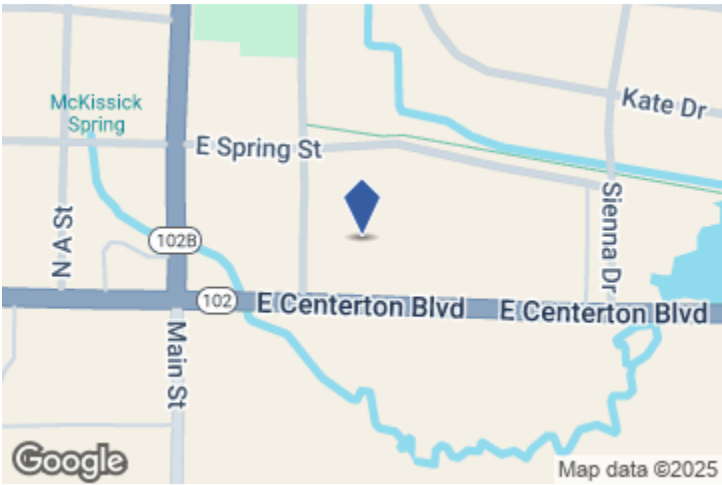
BUILDING OVERVIEW

Address	1743 E Centerton Blvd	Built/Renovated	2019
Building Name	Firestone	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 15
Location Type	Suburban	Landlord	Agree Realty Corporation
Last Sale Date	Oct 6, 2020		
Last Sale Price	\$3,420,000 (\$559.19/SF)		
Size	6,116 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Auto Repair		

Tenant Location Detail Report

Splash Car Wash at 250 E Centerton Blvd
Splash Car Wash - Centerton, AR 72719

Moving In: Mar 2025 ★★★★★



Tenant is moving into this building on March 31, 2025.

LOCATION DETAIL

Size Occupied	5,968 SF	Deal Type	New Lease
Floor	1	Signed	Dec 3, 2023
% of Building	100%	Commencement	Feb 10, 2025
Location Established	2025	Expiration	Feb 10, 2045
Occupancy Type	Leased	Term	20 Years
		Time Remaining	19 Yrs 10 Mos

TENANT INSIGHTS


Building For Sale: The building is for sale since October 23, 2024, for \$5,950,000 (\$996.98/SF).

Neighbors Moving In: Splash Car Wash is moving into the building in March 2025.

COMPANY OVERVIEW

Locations	4	SIC	Carwashes - 7542
Size Occupied	31,038 SF	NAICS	Car Washes - 811192
Highest Use by Size	83% Retail	Established	1983
Employees	150	Website	https://cleancarfast.com/locations/little-rock-geyer-springs
Growth	Stable	Headquarters	9020 Geyer Springs Rd Little Rock, AR 72209, USA
Territory	Local		
Industry	Services		

Splash Car Wash at 250 E Centerton Blvd
Splash Car Wash - Centerton, AR 72719

Moving In: Mar 2025 

COMPANY DESCRIPTION

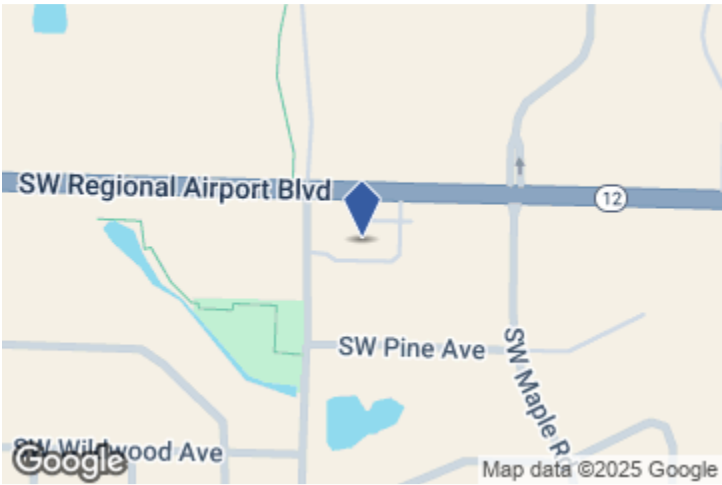
As Arkansas' one-stop-shop, Splash Car Wash, Express Detail, and Oil Change is your neighborhood carwash. They are committed to providing quick, friendly, and convenient services at affordable prices. They offer a variety of automotive care services, primarily centered around express oil changes, preventative maintenance, exterior carwashes, express detailing, and interior car cleaning. You can "always drive clean" by joining our Unlimited Wash Pass membership for less than 50 cents a day and get a carwash as frequently as you'd like. Additionally, they offer a streamlined Fleet Program to take care of your fleet of vehicles. In our Express Lube, they offer additional services like tire rotations, air filters, and wiper blades. They're not your traditional full-service shop. They truly are your one-stop shop for all of your car care needs.

BUILDING OVERVIEW

Address	250 E Centerton Blvd	Built/Renovated	2025
Building Name	Splash Car Wash		
Market	Fayetteville/Springdale/Rogers		
Submarket	Outlying Benton County		
Location Type	Suburban		
Size	5,968 SF		
Rating	3 Star		
Property Type	Specialty		
Secondary Type	Car Wash		

Tenant Location Detail Report

Splash Car Wash at 1907 SW Regional Airport Blvd
Splash Car Wash - Bentonville, AR 72713



LOCATION DETAIL

Space Use	Retail
Size Occupied	5,800 SF
Floor	1
% of Building	100%
Location Established	2024
Occupancy Type	Leased
Moved In	Jan 1, 2024
Time In Building	1 Year 2 Months
Starting Rent	\$66.23 NNN

Deal Type	New Lease
Signed	Nov 1, 2023
Commencement	Jan 1, 2024
Expiration	Jan 1, 2044
Term	20 Years
Time Remaining	18 Yrs 9 Mos

TENANT INSIGHTS

Building For Sale: The building is for sale since October 23, 2024, for \$5,569,843 (\$960.32/SF).

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

Address	1907 SW Regional Airport Blvd
Building Name	Splash Car Wash
Market	Fayetteville/Springdale/Rogers
Submarket	Bentonville
Location Type	Suburban
Size	5,800 SF
Rating	4 Star
Property Type	Specialty
Secondary Type	Car Wash

Built/Renovated	2023
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Tenant Location Detail Report

America's Car-Mart at 350 W Centerton Blvd



Centerton, AR 72719
(479) 224-7010



LOCATION DETAIL

Space Use	Retail
Store Type	Automotive
Size Occupied	5,327 SF
Floor	1
% of Building	100%
Location Established	2018
Occupancy Type	Leased
Moved In	Jan 29, 2018
Time In Building	7 Years 2 Months

COMPANY OVERVIEW

Locations	146
Size Occupied	560,983 SF
Highest Use by Size	91% Retail
Employees	2,280
Revenue	\$1,393,894,000 (2024)
Credit Rating	B-61 (Low Risk)
Growth	Stable
Territory	National
Industry	Retailer

SIC	Used Car Dealers - 5521
NAICS	Used Car Dealers - 441120
Ticker	CRMT (NASDAQ)
Established	1981
Website	https://ir.car-mart.com/corporate-profile
Headquarters	1805 N 2nd St Rogers, AR 72756, USA

America’s Car-Mart at 350 W Centerton Blvd



Centerton, AR 72719
(479) 224-7010

COMPANY DESCRIPTION

America's Car-Mart is one of the largest publicly held automotive retailers in the United States focused exclusively on the "Buy Here/Pay Here" segment of the used car market. The Company operates its dealerships primarily in small cities throughout the South-Central United States, selling quality used vehicles and providing financing for substantially all of its customers.

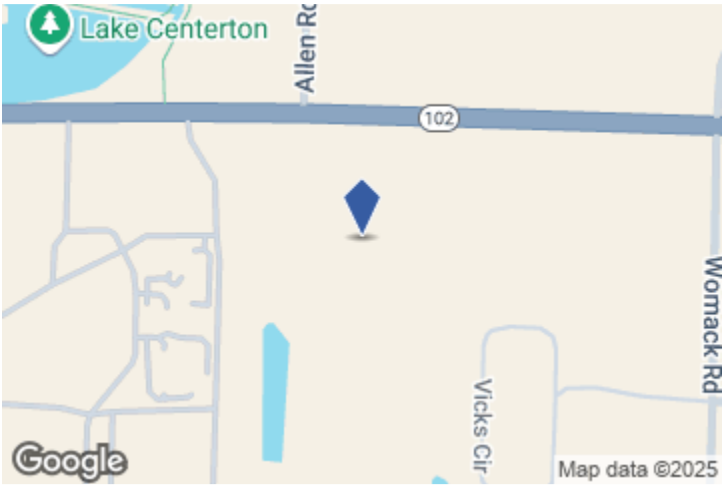
Since 1981, helping people has been at the heart of their existence. They aim to keep customers on the road and provide peace of mind in one stressful area—used car ownership. They have a strong tradition in the buy-here-pay-here industry of serving hard-working Americans by providing used-car financing and delivering quality used vehicles at affordable prices.

BUILDING OVERVIEW

Address	350 W Centerton Blvd	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 16
Location Type	Suburban	Landlord	Jeffrey A Fields
Size	5,327 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Auto Dealership		

Tenant Location Detail Report

Centerton Liquor at 615-635 Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	5,250 SF
Floor	1
% of Building	27.3%
Location Established	2024
Occupancy Type	Leased
Moved In	Aug 5, 2024
Time In Building	7 Months
Asking Rent At Lease	\$26.00

Deal Type	New Lease
Signed	May 7, 2024
Commencement	Aug 5, 2024
Months To Lease	2 Months

TENANT INSIGHTS

Neighbors Moving In: Centerton Liquor moved into the building in August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

Address	615-635 Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	19,250 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Storefront Retail/Office

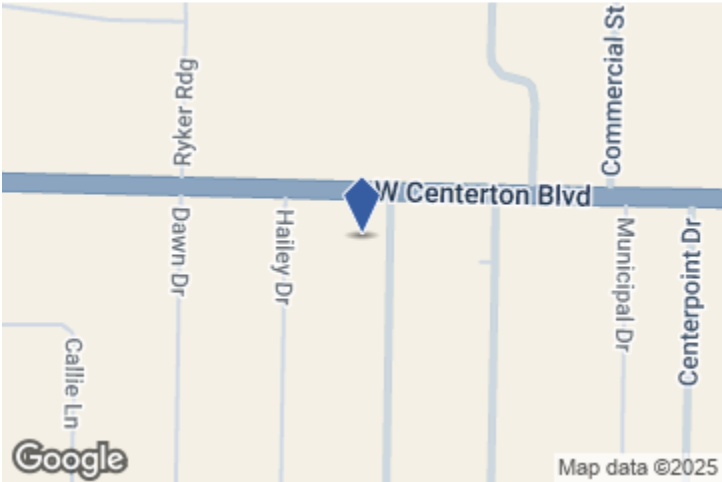
Built/Renovated	2023
Tenancy	Multi
Owner Occupied	No
Asking Rent	\$26.00 NNN
CoStar Est. Retail Rent	\$20 - 25
Total Available	6,250 SF (32.5%)
Total Vacant	6,250 SF (32.5%)

Tenant Location Detail Report

Little Feet Street at 915 W Centerton Blvd



Centerton, AR 72719
(479) 795-0677



LOCATION DETAIL

Space Use	Retail
Size Occupied	5,211 SF
Floor	1
Suite	1
% of Building	100%
Location Established	2018
Occupancy Type	Leased
Moved In	Jan 29, 2018
Time In Building	7 Years 2 Months

BUILDING OVERVIEW

Address	915 W Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Nov 5, 2021
Last Sale Price	\$750,000 (\$143.93/SF)
Size	5,211 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Day Care Center

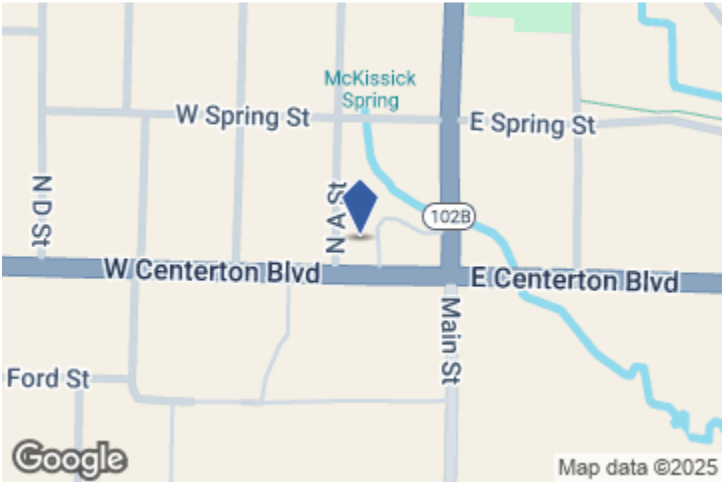
Built/Renovated	1999
Tenancy	Single
Owner Occupied	Yes
CoStar Est. Retail Rent	\$13 - 15 NNN
Landlord	Cardiovascular Services

Tenant Location Detail Report

Casey's General Store at 111 Main St



Casey's General Store - Centerton, AR 72719
(479) 795-0854



LOCATION DETAIL

Space Use	Retail
Store Type	Convenience Market
Size Occupied	5,160 SF
Floor	1
% of Building	100%
Location Established	2014
Occupancy Type	Owned
Moved In	Apr 25, 2014
Time In Building	10 Years 11 Months

COMPANY OVERVIEW

Locations	2,453
Size Occupied	7,829,652 SF
Highest Use by Size	86% Retail
Employees	42,982
Revenue	\$14,862,913,000 (2024)
Credit Rating	A-80 (Very Low Risk)
Growth	Stable
Territory	National
Industry	Retailer

SIC	Grocery Stores - 5411
NAICS	Gasoline Stations with Convenience Stores - 457110
Ticker	CASY (NASDAQ)
Established	1968
Website	https://www.caseys.com/about-us
Headquarters	1 SE Convenience Blvd Ankeny, IA 50021, USA

Tenant Location Detail Report

Casey's General Store at 111 Main St
Casey's General Store - Centerton, AR 72719
(479) 795-0854



COMPANY DESCRIPTION

Casey's offers self-service fuel, a wide selection of grocery items and an array of freshly prepared food items. Among the most popular of Casey's prepared foods are its made-from-scratch pizzas, donuts, subs and sandwiches.

BUILDING OVERVIEW

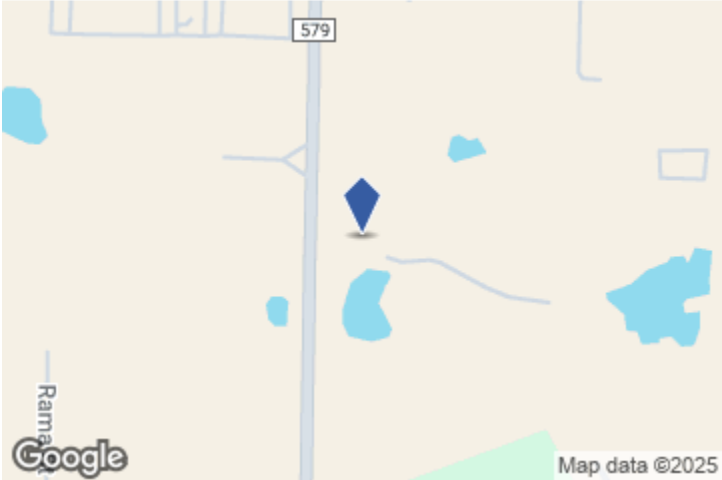
Address	111 Main St	Tenancy	Single
Building Name	Casey's General Store	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$13 - 16 NNN
Submarket	Outlying Benton County	Landlord	Casey's Retail Company
Location Type	Suburban		
Last Sale Date	Feb 20, 2015		
Size	5,160 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Convenience Store		

CONTACTS

Name	Contact Info	Address
Matt Atkins Real Estate Manager	(515) 965-6100 (p) matt.atkins@caseys.com	1 SE Convenience Blvd Ankeny, IA 50021

Tenant Location Detail Report

Imagine Pediatric Therapy Inc at 1601 Greenhouse Rd
Bentonville, AR 72712
(479) 795-1260



LOCATION DETAIL

Space Use	Retail
Size Occupied	4,800 SF
Floor	1
Suite	427
% of Building	100%
Location Established	2012
Occupancy Type	Leased
Moved In	Jun 28, 2016
Time In Building	8 Years 9 Months
Location Employees	25

Commencement	Jun 28, 2016
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COMPANY OVERVIEW

Locations	1
Size Occupied	4,800 SF
Credit Rating	A-80 (Very Low Risk)
Industry	Health Care and Social Assistance

SIC	Health Practitioners, NEC - 8049
NAICS	Offices of Mental Health Practitioners - 621330
Website	https://imaginepediatrics.com

Imagine Pediatric Therapy Inc at 1601 Greenhouse Rd
Bentonville, AR 72712
(479) 795-1260



BUILDING OVERVIEW

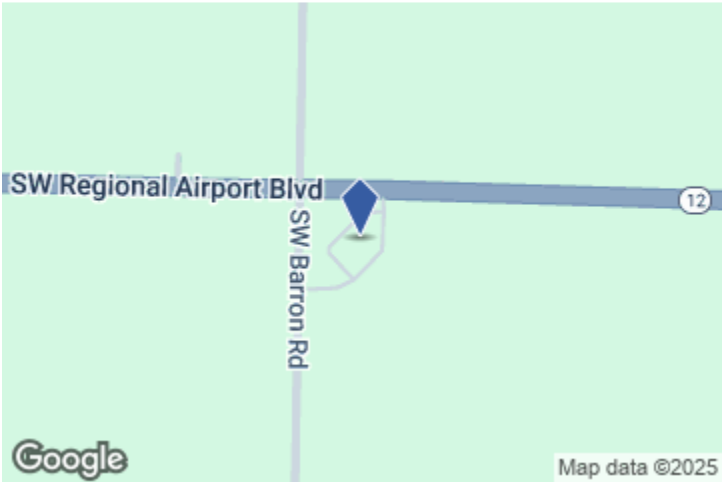
Address	1601 Greenhouse Rd	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Bentonville	CoStar Est. Retail Rent	\$14 - 17
Location Type	Suburban	Landlord	Karen Whitehead
Size	4,800 SF	Leasing Agent	Colliers
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Tabitha Richison Owner		1601 Greenhouse Rd, Suite 427 Bentonville, AR 72712

Tenant Location Detail Report

Star Liquor at 7403 SW Regional Airport Blvd
Bentonville, AR 72712
(479) 224-6327



LOCATION DETAIL

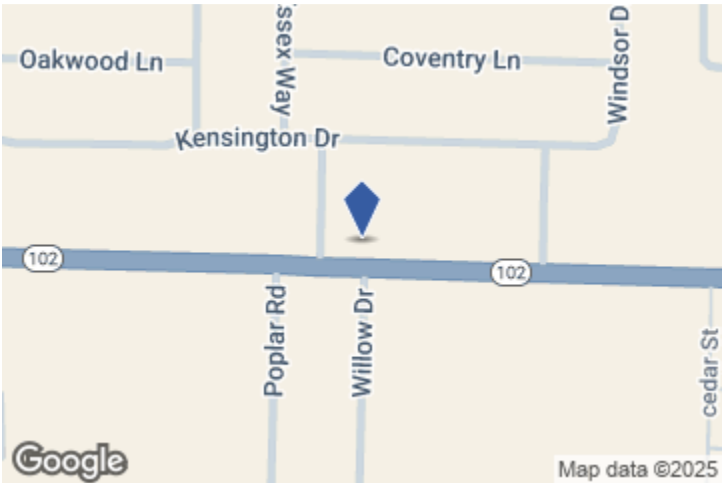
Space Use	Retail	Commencement	Mar 31, 2018
Size Occupied	4,779 SF		
Floor	1		
% of Building	100%		
Location Established	2018		
Occupancy Type	Leased		
Moved In	Mar 31, 2018		
Time In Building	7 Years		

BUILDING OVERVIEW

Address	7403 SW Regional Airport Blvd	Built/Renovated	2012
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18
Last Sale Date	May 31, 2022	Landlord	Sunaib Lalani
Last Sale Price	\$2,040,000 (\$426.87/SF)		
Size	4,779 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

Shell at 1140 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Store Type	Gasoline Station
Size Occupied	4,300 SF
Floor	1
% of Building	100%
Location Established	2019
Occupancy Type	Leased
Moved In	Feb 21, 2019
Time In Building	6 Years 1 Month

COMPANY OVERVIEW

Locations	16,649
Size Occupied	39,261,650 SF
Highest Use by Size	90% Retail
Employees	103,000
Revenue	\$316,620,000,000 (2023)
Credit Rating	B-59 (Low Risk)
Growth	Stable
Territory	International
Industry	Mining, Quarrying, and Oil and Gas Extraction

SIC	Oil And Gas Exploration - 1382
NAICS	Support Activities for Oil and Gas Operations - 213112
Ticker	SHEL (NYSE)
Established	1907
Website	https://www.shell.com
Headquarters	York Rd London, SE1 7NA, GBR

Tenant Location Detail Report

Shell at 1140 E Centerton Blvd
Centerton, AR 72719



COMPANY DESCRIPTION

Shell is an international energy company with expertise in the exploration, production, refining and marketing of oil and natural gas, and the manufacturing and marketing of chemicals. They use advanced technologies and take an innovative approach to help build a sustainable energy future. They invest in power, including from renewable sources such as wind and solar. They also invest in electric vehicle charging and low-carbon fuels for transport, such as advanced biofuels and hydrogen

BUILDING OVERVIEW

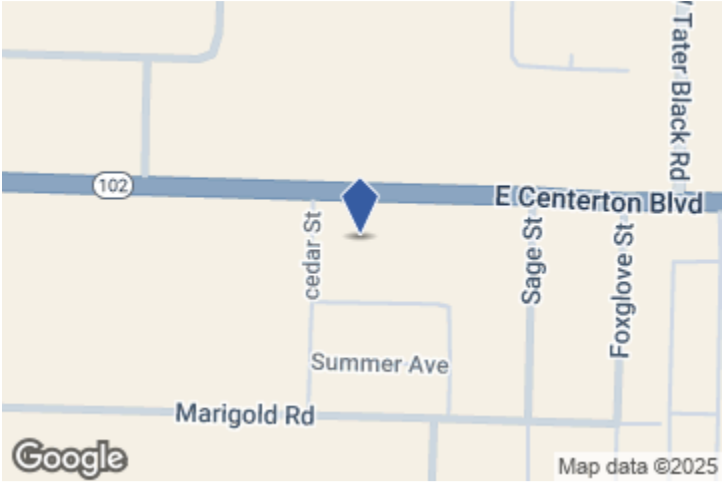
Address	1140 E Centerton Blvd	Built/Renovated	2005
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18
Size	4,300 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Convenience Store		

CONTACTS

Name	Contact Info	Address
Owen DeLuca Real Estate Advisor/ Portfolio Manager	011 44 7132 416161 (p) owen.w.deluca@shell.com	150 N Dairy Ashford Rd Houston, TX 77079

Tenant Location Detail Report

Work Room Fitness at 1415 E Centerton Blvd
Centerton, AR 72712



LOCATION DETAIL

Space Use	Retail
Size Occupied	4,237 SF
Floor	1
% of Building	47.7%
Location Established	2021
Occupancy Type	Leased
Moved In	Aug 20, 2021
Time In Building	3 Years 7 Months

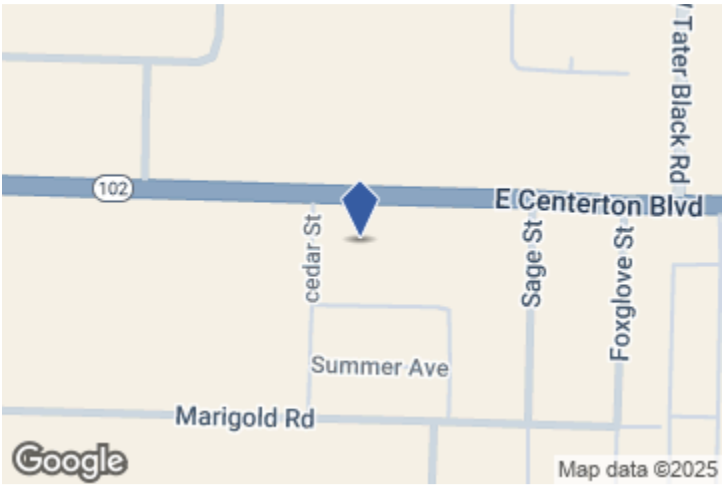
BUILDING OVERVIEW

Address	1415 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Jun 3, 2022
Last Sale Price	\$2,400,000 (\$270.30/SF)
Size	8,879 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$16 - 19
Landlord	Pahul Singh

Tenant Location Detail Report

Punjabi Kitchen at 1415 E Centerton Blvd
Centerton, AR 72712



LOCATION DETAIL

Space Use	Retail
Size Occupied	4,000 SF
Floor	1
% of Building	45.1%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months

BUILDING OVERVIEW

Address	1415 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Jun 3, 2022
Last Sale Price	\$2,400,000 (\$270.30/SF)
Size	8,879 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$16 - 19
Landlord	Pahul Singh

Tenant Location Detail Report

Car Wash USA at 1771 E Centerton Blvd
Bentonville, AR 72712



LOCATION DETAIL

Space Use	Retail
Size Occupied	4,000 SF
Floor	1
% of Building	100%
Location Established	2018
Occupancy Type	Owned
Moved In	Sep 10, 2018
Time In Building	6 Years 6 Months

BUILDING OVERVIEW

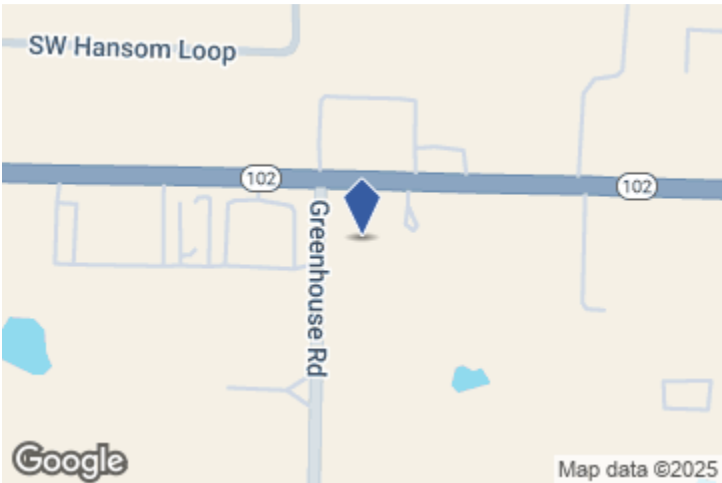
Address	1771 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	4,000 SF
Rating	4 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2019
Tenancy	Single
Owner Occupied	Yes
CoStar Est. Retail Rent	\$13 - 16 NNN
Landlord	Car Wash USA Express
Leasing Agent	Car Wash USA Express

Tenant Location Detail Report

Rib Crib at 1803-1807 E Centerton Blvd
Bentonville, AR 72712

★★★★★



LOCATION DETAIL

Space Use	Retail
Store Type	Restaurant
Size Occupied	4,000 SF
Floor	1
Suite	1801
% of Building	36.5%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months

COMPANY OVERVIEW

Locations	51
Size Occupied	199,156 SF
Highest Use by Size	100% Retail
Employees	1,000
Credit Rating	A-75 (Very Low Risk)
Growth	Stable
Territory	Regional
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Dine-In Restaurants - 722511
Established	1992
Parent Company	Chandler Hospitality Group
Website	https://ribcrib.com/
Headquarters	4535 S Harvard Ave Tulsa, OK 74135, USA

Tenant Location Detail Report

Rib Crib at 1803-1807 E Centerton Blvd
Bentonville, AR 72712



COMPANY DESCRIPTION

RibCrib is a regional restaurant and catering brand located in the South, primarily in Oklahoma, Texas, Missouri, New Mexico and Kansas. Opened in 1992 in Tulsa Oklahoma, this restaurant brand has grown to over 50 locations in the region. Offers include authentic, family-style barbecue and catering.

BUILDING OVERVIEW

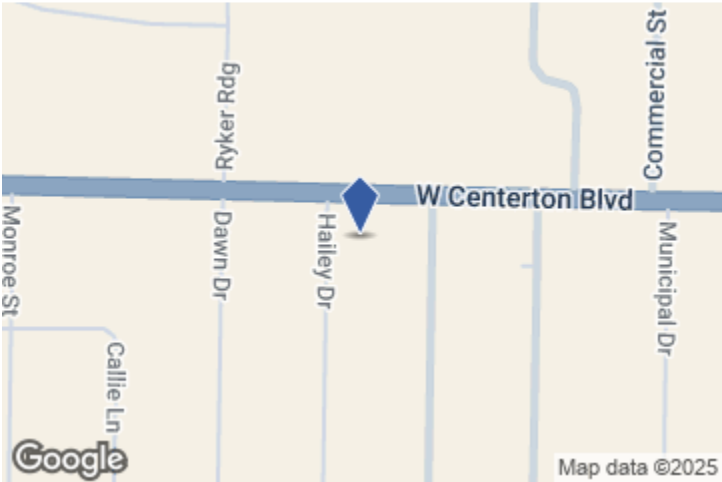
Address	1803-1807 E Centerton Blvd	Built/Renovated	2016
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,951 SF	Landlord	Mathias Properties, Inc./Mathias Shopping Centers.
Rating	4 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

Collier Drug Stores at 991 W Centerton Blvd



Centerton, AR 72719
(479) 795-8199



LOCATION DETAIL

Space Use	Retail
Store Type	Drug Store
Size Occupied	3,993 SF
Floor	1
Suite	1
% of Building	100%
Location Established	2018
Occupancy Type	Leased
Moved In	Jan 29, 2018
Time In Building	7 Years 2 Months
Location Employees	9

COMPANY OVERVIEW

Locations	7
Size Occupied	58,490 SF
Highest Use by Size	100% Retail
Employees	500
Credit Rating	A-87 (Very Low Risk)
Growth	Stable
Territory	Local
Industry	Retailer

SIC	Drug Stores - 5912
NAICS	Pharmacies and Drug Retailers - 456110
Established	1917
Website	www.collierdrug.com
Headquarters	100 W Dickson St Fayetteville, AR 72701, USA

Tenant Location Detail Report

Collier Drug Stores at 991 W Centerton Blvd



Centerton, AR 72719
(479) 795-8199

COMPANY DESCRIPTION

Collier Drug Stores are family owned and operated independent pharmacies serving the Northwest Arkansas area. Now with 9 locations, their pharmacies are convenient and ready to serve the people of NWA. They have all the services and products (and more) that the other pharmacies have, but they strive to treat each patient like they are a member of their own family.

At Collier Drug Store, they place an emphasis on quality – quality service, quality products, and a quality overall experience. They value taking care of their patients, and often go out of their way to ensure that’s exactly what happens.

They make an effort to get to know their patients by name and to treat you like their own family. They care about their patients, because their patients are their neighbors, and Collier Drug has been taking care of its neighbors since 1917.

BUILDING OVERVIEW

Address	991 W Centerton Blvd	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 16
Location Type	Suburban	Landlord	Joseph G Nichols
Size	3,993 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Mel Collier Owner/President	(479) 442-6262 (p) mel@collierdrug.com	100 W Dickson St Fayetteville, AR 72701

Tenant Location Detail Report

Northwest Taekwando at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,800 SF
Floor	1
% of Building	14.1%
Location Established	2017
Occupancy Type	Leased
Moved In	Sep 22, 2017
Time In Building	7 Years 6 Months
Starting Rent	\$12.00 NNN

Deal Type	New Lease
Signed	Aug 23, 2017
Term	1 Year
Months To Lease	1 Year 6 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Northwest Taekwando at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



BUILDING OVERVIEW

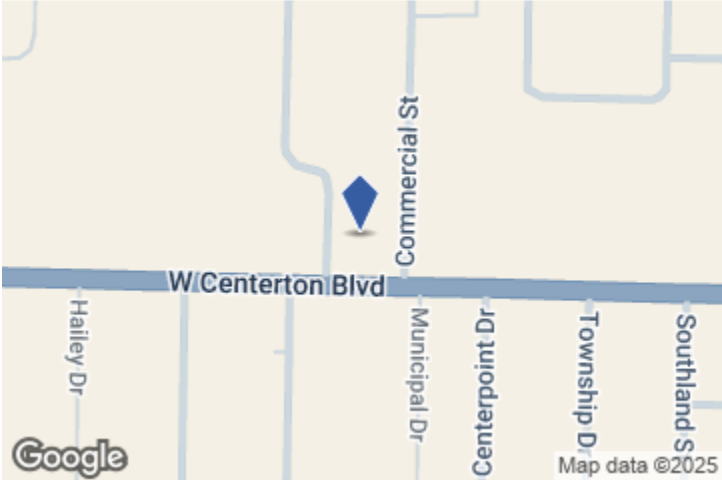
Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Arvest Bank at 770 W Centerton Blvd



Arvest Bank - Centerton, AR 72719
(479) 271-1253



LOCATION DETAIL

Space Use	Retail
Store Type	Bank
Size Occupied	3,768 SF
Floor	1
Suite	1
% of Building	100%
Location Established	2002
Occupancy Type	Owned
Moved In	Mar 1, 2002
Time In Building	23 Years
Location Employees	5

COMPANY OVERVIEW

Locations	241
Size Occupied	1,316,998 SF
Highest Use by Size	86% Retail
Employees	5,000
Growth	Stable
Territory	Regional
Industry	Finance and Insurance

SIC	Banks, Ntl Commercial - 6021
NAICS	Commercial Banking - 522110
Established	1961
Parent Company	Arvest Federal Bank
Website	https://www.arvest.com/about
Headquarters	75 N East Ave Fayetteville, AR 72701, USA

Arvest Bank at 770 W Centerton Blvd



Arvest Bank - Centerton, AR 72719
(479) 271-1253

COMPANY DESCRIPTION

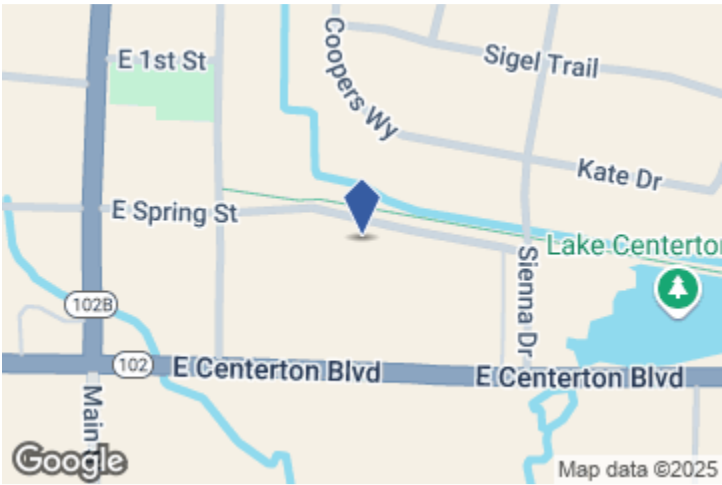
Arvest Bank is a regional bank that operates in a unique, customer-focused way. Arvest delivers the convenience and technological advantages of a large super-regional bank but with the local commitment and decision-making of a local community bank. Their primary focus is on meeting and exceeding customer expectations through convenient hours, an extensive network of branches, competitive rates and pricing, technological innovation and offering a full line of banking, mortgage, investment, lending and wealth management services.

BUILDING OVERVIEW

Address	770 W Centerton Blvd	Built/Renovated	1978
Building Name	Arvest Bank	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	Yes
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 15
Location Type	Suburban		
Size	3,768 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Bank		

Tenant Location Detail Report

Community Clinic at 300 E Centerton Blvd
Centerton Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,600 SF
Floor	GRND
% of Building	25.7%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months

BUILDING OVERVIEW

Address	300 E Centerton Blvd
Building Name	Centerton Plaza
Center Name	Centerton Plaza
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	14,000 SF
Rating	3 Star
Property Type	Retail
Center Type	Strip Center

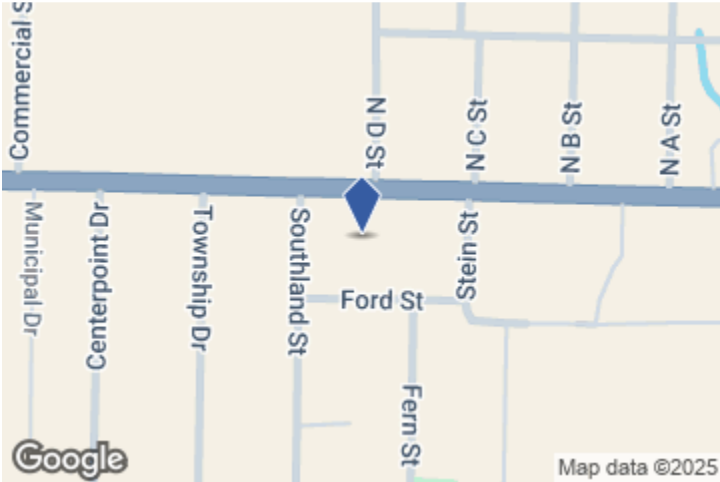
Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Robert C East Jr
Leasing Agent	Kelley Commercial Partners

Tenant Location Detail Report

The Vine Of Northwest Arkansas at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,600 SF
Floor	1
% of Building	13.3%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

The Vine Of Northwest Arkansas at 401-439 W Centerton
Blvd



Beckendale Plaza - Centerton, AR 72719

BUILDING OVERVIEW

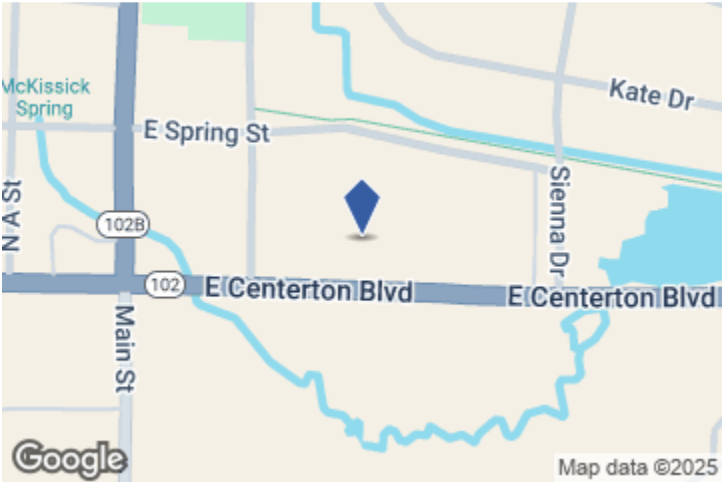
Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Mattress Clearance Center of NWA at 300 E Centerton Blvd

★★★★★

Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,573 SF
Floor	GRND
% of Building	48.5%
Location Established	2021
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months
Starting Rent	\$11.36 NNN

Deal Type	New Lease
Signed	Sep 13, 2021
Commencement	Sep 15, 2021
Expiration	Sep 15, 2026
Term	5 Years
Time Remaining	1 Yr 6 Mos

TENANT INSIGHTS

Upcoming Lease Expiration: The tenant's lease is expiring in 18 months on September 15, 2026.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Mattress Clearance Center of NWA at 300 E Centerton
Blvd
Centerton, AR 72719



BUILDING OVERVIEW

Address	300 E Centerton Blvd	Tenancy	Multi
Center Name	Centerton Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$13 - 16
Submarket	Outlying Benton County		
Location Type	Suburban		
Size	7,366 SF		
Rating	3 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

U-haul Neighborhood Dealer at 3600 SW Regional Airport Blvd

★★★★★

Bentonville, AR 72713
(479) 802-4604



LOCATION DETAIL

Space Use	Retail
Store Type	Real Estate
Size Occupied	3,500 SF
Floor	1
Suite	10
% of Building	33.8%
Location Established	2023
Occupancy Type	Leased
Moved In	Jul 2, 2023
Time In Building	1 Year 8 Months

COMPANY OVERVIEW

Locations	13,329
Size Occupied	75,401,757 SF
Highest Use by Size	36% Retail
Employees	34,300
Revenue	\$5,625,674,000 (2024)
Credit Rating	A-88 (Very Low Risk)
Growth	Stable
Territory	Local
Industry	Rental and Leasing Services

SIC	Truck Rental And Leasing - 7513
NAICS	Truck, Utility Trailer, and RV Rental and Leasing - 532120
Ticker	UHAL.B (NYSE)
Established	1945
Website	https://www.amerco.com/
Headquarters	5555 S Kietzke Ln Reno, NV 89511, USA

U-haul Neighborhood Dealer at 3600 SW Regional Airport Blvd



Bentonville, AR 72713
(479) 802-4604

COMPANY DESCRIPTION

U-Haul is an American moving truck, trailer, and self-storage rental company, based in Phoenix, Arizona, that has been in operation since 1945. The company was founded by Leonard Shoen and Anna Mary Carty Shoen in Ridgefield, Washington, who began it in the garage owned by his wife's family, and expanded it through franchising with gas stations.

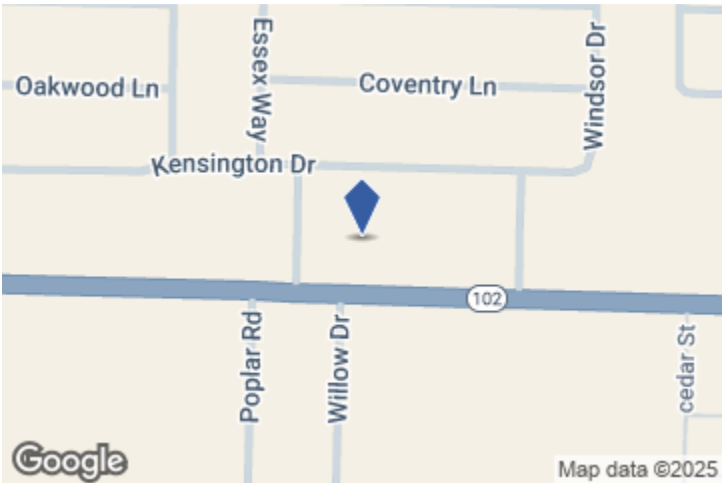
In addition to moving truck and trailer rentals and self-storage units, many U-Haul centers and dealerships also provide moving boxes, packing supplies, LPG (propane) refill, trailer hitch and wiring installation, storage container rentals, and other services.

BUILDING OVERVIEW

Address	3600 SW Regional Airport Blvd	Built/Renovated	2018
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$17 - 20
Size	10,348 SF	Landlord	Keith, Miller, Butler, Schneider & Pawwlik, PLLC
Rating	3 Star		
Property Type	Retail		

Tenant Location Detail Report

Animal Hospital Of Centerton at 1190 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,427 SF
Floor	1
Suite	1190
% of Building	32.3%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

BUILDING OVERVIEW

Address	1190 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	10,612 SF
Rating	3 Star
Property Type	Retail

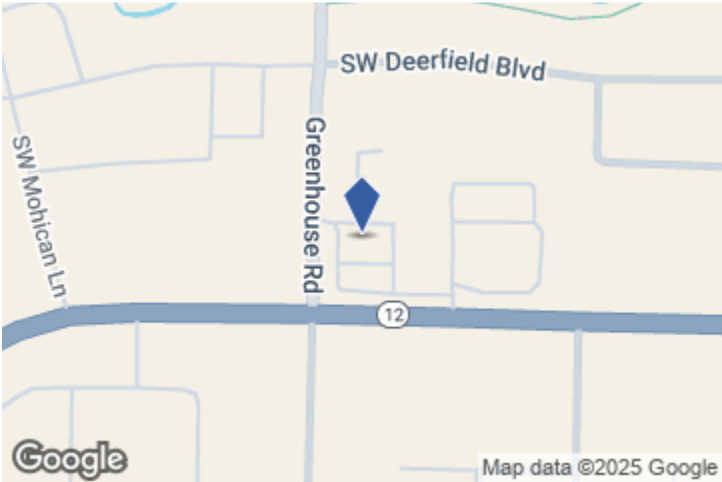
Built/Renovated	2006
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$15 - 18 NNN
Landlord	Petromark Inc

Tenant Location Detail Report

Krause Group at 3610 SW Regional Airport Blvd



Kum & Go - Bentonville, AR 72712
(479) 254-3759



LOCATION DETAIL

Space Use	Retail
Store Type	Convenience Market
Size Occupied	3,402 SF
Floor	1
% of Building	100%
Location Established	2021
Occupancy Type	Leased
Moved In	Mar 29, 2021
Time In Building	4 Years
Location Employees	15

COMPANY OVERVIEW

Locations	393
Size Occupied	1,383,522 SF
Highest Use by Size	98% Retail
Employees	5,000
Credit Rating	A-90 (Very Low Risk)
Growth	Stable
Territory	Regional
Industry	Retailer

SIC	Gasoline Service Stations - 5541
NAICS	Gasoline Stations with Convenience Stores - 457110
Established	1959
Parent Company	Krause Group
Website	http://www.kumandgo.com
Headquarters	1459 Grand Ave Des Moines, IA 50309, USA

Tenant Location Detail Report

Krause Group at 3610 SW Regional Airport Blvd



Kum & Go - Bentonville, AR 72712
(479) 254-3759

COMPANY DESCRIPTION

Kum & Go is a family-owned operation run by Tanner Krause, grandson and great-grandson of the original founders. They employ 5,000+ associates in more than 400 stores across 11 states throughout the Midwest. At Kum & Go, their purpose is to make days better. They do that by connecting with people. Every day, whether in stores or at their Store Support Center headquarters, they take a people-first approach to developing associates, serving customers, and solving problems. They provide a unique working experience where associates are given many opportunities to make connections and to have fun along the way.

For over 60 years, Kum & Go has been dedicated to the communities it serves, sharing 10 percent of its profits with charitable causes. For four generations, the family-owned convenience store chain has focused on providing exceptional service and delivering more than customers expect.

BUILDING OVERVIEW

Address	3610 SW Regional Airport Blvd	Built/Renovated	2009
Building Name	Kum & Go	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Bentonville	CoStar Est. Retail Rent	\$15 - 18
Location Type	Suburban	Landlord	Realty Income Corporation
Last Sale Date	Nov 1, 2021		
Size	3,402 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Service Station		

CONTACTS

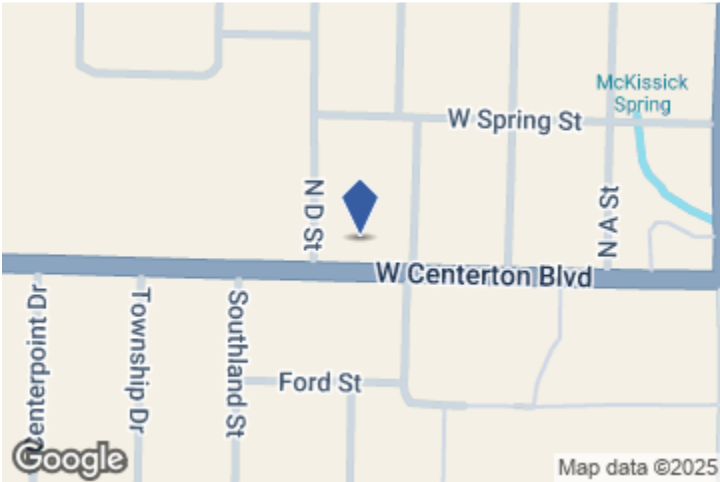
Name	Contact Info	Address
Marty Roush Vice President, Operations	(505) 226-0128 (p)	1459 Grand Ave Des Moines, IA 50309

Tenant Location Detail Report

Benton County Termite Control at 430 W Centerton Blvd



Centerton, AR 72719
(479) 855-2352



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,220 SF
Floor	1
Suite	1
% of Building	83.4%
Location Established	2018
Occupancy Type	Leased
Moved In	Jan 29, 2018
Time In Building	7 Years 2 Months
Location Employees	7

COMPANY OVERVIEW

Locations	1
Size Occupied	3,220 SF
Industry	Wholesaler

SIC	Farm Supplies - 5191
NAICS	Farm Supplies Merchant Whole-salers - 424910
Website	http://www.bentoncountytermite.com/company-name

Tenant Location Detail Report

Benton County Termite Control at 430 W Centerton Blvd



Centerton, AR 72719
(479) 855-2352

BUILDING OVERVIEW

Address	430 W Centerton Blvd	Built/Renovated	1985
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Office Rent	\$18 - 23 MG
Size	3,863 SF	Landlord	Ronald R Polk
Rating	3 Star	Leasing Agent	Steve Fineberg & Associates, Inc
Property Type	Office		

CONTACTS

Name	Contact Info	Address
Ron Polk Owner		430 W Centerton Blvd, Suite 1 Centerton, AR 72719

Mercy Health Northwest Communities at 1301 Centerton
Blvd



Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,096 SF
Floor	1
% of Building	25.3%
Location Established	2025
Occupancy Type	Leased
Moved In	Feb 1, 2025
Time In Building	1 Month
Starting Rent	\$32.00 NNN

Deal Type	New Lease
Signed	Jul 3, 2024
Commencement	Feb 1, 2025
Expiration	Jan 31, 2030
Term	5 Years
Time Remaining	4 Yrs 10 Mos
Months To Lease	11 Months

TENANT INSIGHTS

Building Recently Sold: The building was last sold in November 2023.

Neighbors Moving In: Centerton Orthodontics PLLC is moving into 2,429 SF in June 2025, representing 19.9% of the building. Mercy Health Northwest Communities moved into 3,096 SF in February 2025, representing 25.3% of the building.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Mercy Health Northwest Communities at 1301 Centerton
Blvd



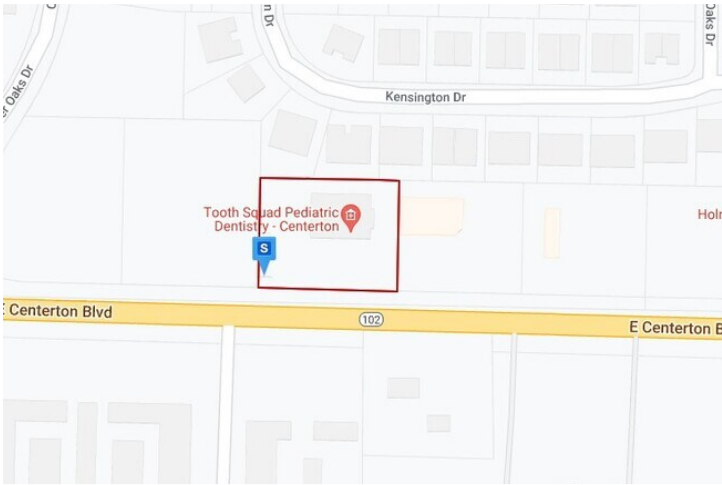
Centerton, AR 72719

BUILDING OVERVIEW

Address	1301 Centerton Blvd	Built/Renovated	2024
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	Asking Rent	\$34.00 NNN
Last Sale Date	Nov 14, 2023	CoStar Est. Retail Rent	\$25 - 31
Size	12,228 SF	Total Available	3,575 SF (29.2%)
Rating	3 Star	Total Vacant	6,004 SF (49.1%)
Property Type	Retail	Landlord	Pamela Chrisco
Secondary Type	Retail Building		

Tenant Location Detail Report

Tooth Squad Pediatric Dentistry at 880 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	3,000 SF
Floor	1
% of Building	41.1%
Location Established	2021
Occupancy Type	Leased
Moved In	May 24, 2021
Time In Building	3 Years 10 Months

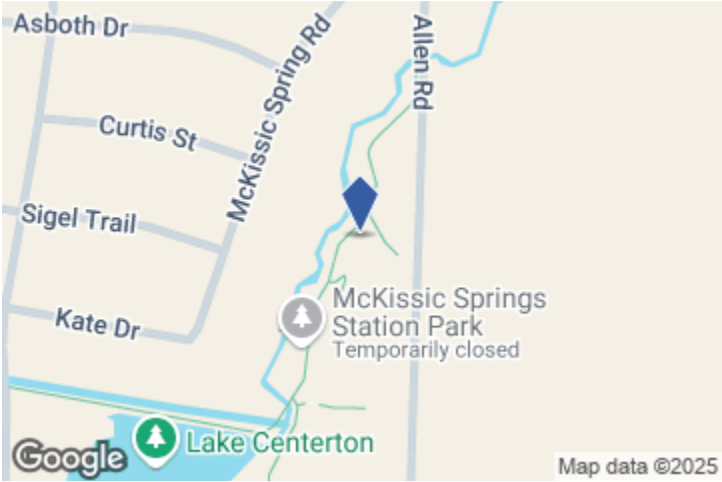
BUILDING OVERVIEW

Address	880 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Oct 22, 2022
Last Sale Price	\$400,000 (\$54.82/SF)
Size	7,296 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2020
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 24
Leasing Agent	Bennett Commercial Real Estate

Tenant Location Detail Report

Hapaboy Inc at 189 Allen
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,805 SF
Floor	1
Suite	1
% of Building	100%
Location Established	2020
Occupancy Type	Leased
Moved In	Feb 28, 2020
Time In Building	5 Years 1 Month
Starting Rent	\$17.45 FS

Deal Type	New Lease
Tenant Representative	Kelley Commercial Partners
Signed	Feb 28, 2020
Commencement	Feb 28, 2020
Expiration	Feb 28, 2030
Term	10 Years
Time Remaining	4 Yrs 11 Mos

BUILDING OVERVIEW

Address	189 Allen
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	2,805 SF
Rating	3 Star
Property Type	Retail

Tenancy	Single
Owner Occupied	No
CoStar Est. Retail Rent	\$13 - 16

Hapaboy Inc at 189 Allen
Centerton, AR 72719



LAST TENANT REPRESENTATIVE

Kelley Commercial Partners		
Matt Strom, CCIM Partner	(479) 695-8262 (p) (479) 650-8980 (m) mstrom@kelleycp.com	

Tenant Location Detail Report

Missions Screen Printing at 432 W Centerton Blvd



Centerton, AR 72719
(479) 544-5749



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,800 SF
Floor	1
% of Building	100%
Location Established	2018
Occupancy Type	Owned
Moved In	May 1, 2018
Time In Building	6 Years 10 Months

BUILDING OVERVIEW

Address	432 W Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	2,800 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

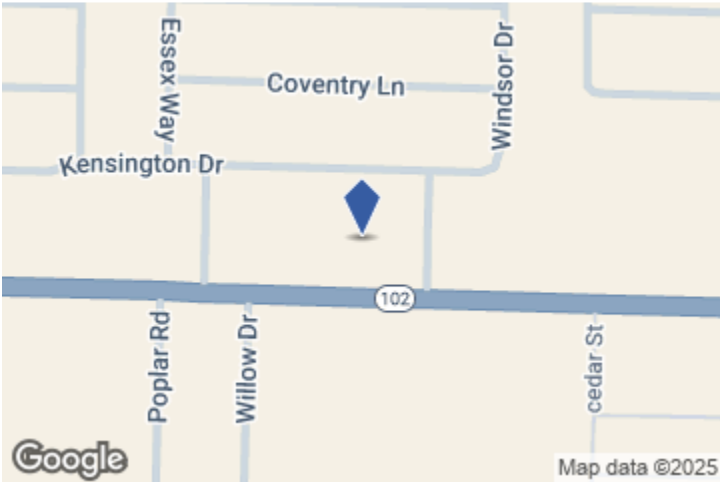
Built/Renovated	2018
Tenancy	Single
Owner Occupied	Yes
CoStar Est. Retail Rent	\$12 - 15 NNN
Landlord	Missions Screen Printing

Tenant Location Detail Report

Mint Dental Care at 1230-1240 E Centerton Blvd



Centerton, AR 72719
(479) 802-4224



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,781 SF
Floor	1
% of Building	60%
Location Established	2018
Occupancy Type	Leased
Moved In	Jun 30, 2018
Time In Building	6 Years 9 Months

Commencement	Jun 30, 2018
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BUILDING OVERVIEW

Address	1230-1240 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Dec 21, 2021
Last Sale Price	\$1,454,469 (\$313.80/SF)
Size	4,635 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2016 / 2022
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$15 - 19
Landlord	Trenton Merle McCord

Tenant Location Detail Report

El Farolito Mexican Restaurant at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-1444



LOCATION DETAIL

Space Use	Retail	Commencement	Aug 22, 2012
Store Type	Restaurant		
Size Occupied	2,760 SF		
Floor	1		
Suite	413		
% of Building	10.2%		
Location Established	2012		
Occupancy Type	Leased		
Moved In	Aug 22, 2012		
Time In Building	12 Years 7 Months		
Location Employees	7		

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1	SIC	Eating Places - 5812
Size Occupied	2,760 SF		
Credit Rating	C-50 (Moderate Risk)		
Industry	Retailer		

El Farolito Mexican Restaurant at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-1444

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

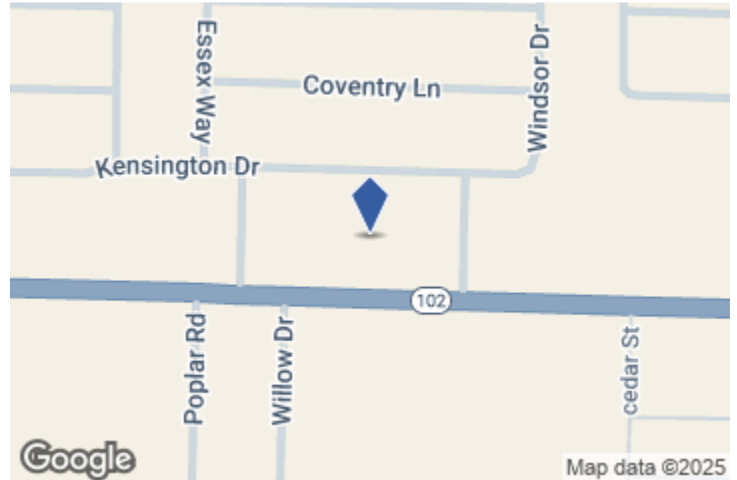
Tenant Location Detail Report

Nathan's Cellar at 1220 E Centerton Blvd



Centerton, AR 72719

(479) 795-1029



LOCATION DETAIL

Space Use	Retail	Commencement	Jun 30, 2018
Size Occupied	2,748 SF		
Floor	1		
% of Building	100%		
Location Established	2018		
Occupancy Type	Leased		
Moved In	Jun 30, 2018		
Time In Building	6 Years 9 Months		

COMPANY OVERVIEW

Locations	1	SIC	Liquor Stores - 5921
Size Occupied	2,748 SF	NAICS	Beer, Wine, and Liquor Retailers - 445320
Industry	Retailer		

BUILDING OVERVIEW

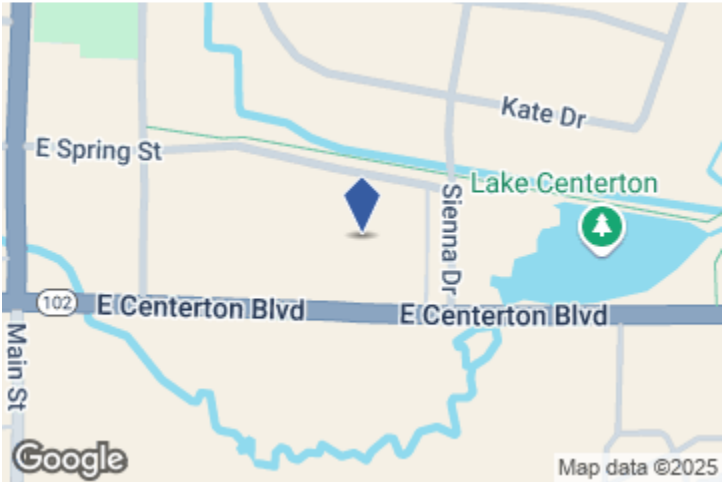
Address	1220 E Centerton Blvd	Built/Renovated	2016
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$12 - 15
Size	2,748 SF	Landlord	William S Lair
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

First National Bank Of NWA at 350 E Centerton Blvd



Centerton, AR 72719
(479) 795-4200



LOCATION DETAIL

Space Use	Retail
Store Type	Finance Company
Size Occupied	2,728 SF
Floor	1
% of Building	100%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 9, 2022
Time In Building	2 Years 3 Months

COMPANY OVERVIEW

Locations	29
Size Occupied	169,479 SF
Highest Use by Size	59% Office
Employees	200
Growth	Stable
Territory	Regional
Industry	Finance and Insurance

SIC	Banks, Commercial NEC - 6029
NAICS	Commercial Banking - 522110
Established	1872
Website	http://www.fnbfs.com/
Headquarters	602 Garrison Ave Fort Smith, AR 72901, USA

Tenant Location Detail Report

First National Bank Of NWA at 350 E Centerton Blvd



Centerton, AR 72719
(479) 795-4200

COMPANY DESCRIPTION

Founded more than 140 years ago, The First National Bank of Fort Smith is the oldest national bank in the state of Arkansas. The bank was organized February 29, 1872, as "The National Bank of Western Arkansas." In 1888, the name was changed to The First National Bank of Fort Smith. After three decades of steady growth, the landmark eight story white brick First National Building on the corner of Sixth and Garrison was constructed. Under the leadership of past and current presidents, the bank has grown to be one of the largest in Fort Smith and one of the largest in the state.

BUILDING OVERVIEW

Address	350 E Centerton Blvd	Built/Renovated	2003
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$12 - 15
Size	2,728 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Bank		

CONTACTS

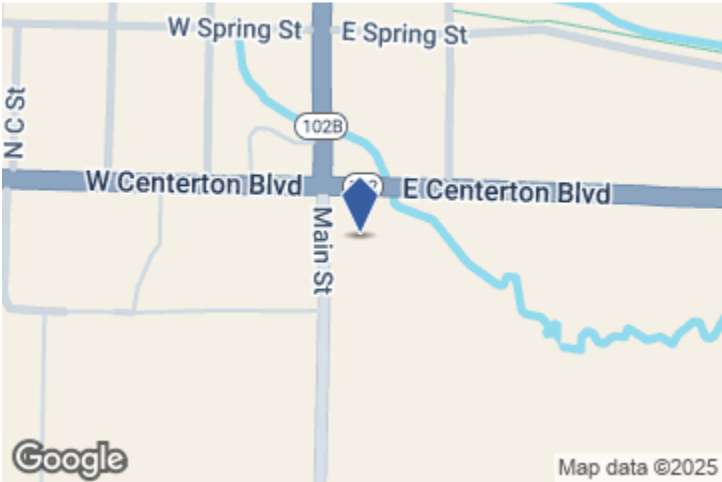
Name	Contact Info	Address
Karen Cardwell Senior Vice President Bank Operations	(479) 788-4337 (p) karenacardwell@fnbfs.com	623 Garrison Ave Fort Smith, AR 72901

Tenant Location Detail Report

McDonald's at 101 E Centerton Blvd



McDonald's - Centerton, AR 72719
(479) 795-8333



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,633 SF
Floor	1
% of Building	100%
Location Established	2009
Occupancy Type	Owned
Moved In	Sep 17, 2009
Time In Building	15 Years 6 Months
Location Employees	40

COMPANY OVERVIEW

Locations	16,036
Size Occupied	55,377,596 SF
Highest Use by Size	98% Retail
Employees	2,150,000
Revenue	\$25,920,000,000 (2024)
Credit Rating	C-46 (Moderate Risk)
Growth	Growing Rapidly
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Ticker	MCD (NYSE)
Established	1954
Website	https://www.mcdonalds.com/
Headquarters	110 N Carpenter St Chicago, IL 60607, USA

Tenant Location Detail Report

McDonald's at 101 E Centerton Blvd



McDonald's - Centerton, AR 72719
(479) 795-8333

COMPANY DESCRIPTION

Back in 1954, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of their history. From humble beginnings as a small restaurant, McDonalds Corporation is proud to have become one of the world's leading food service brands with more than 36,000 restaurants in more than 100 countries.

BUILDING OVERVIEW

Address	101 E Centerton Blvd	Built/Renovated	2005
Building Name	McDonald's	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 16
Location Type	Suburban	Landlord	McDonalds Real Estate Company
Size	2,317 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Fast Food		

CONTACTS

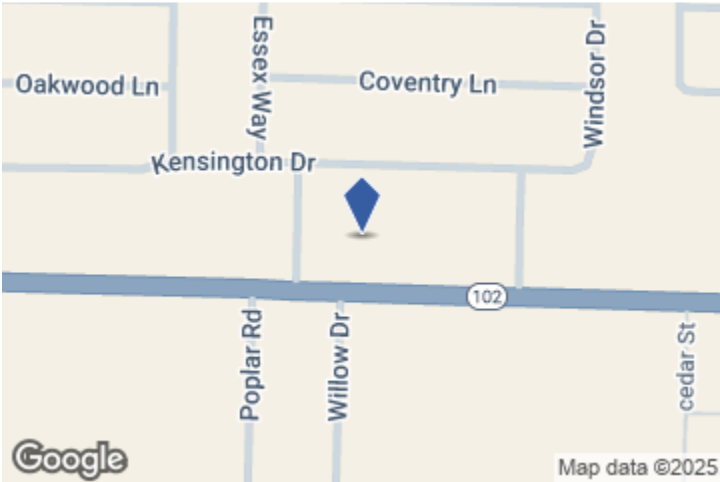
Name	Contact Info	Address
Andrew Watt Senior Acquisitions Manager	011 44 1392 437483 (p) andrew.watt@uk.mcd.com	110 N Carpenter St Chicago, IL 60607

Tenant Location Detail Report

Shell at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1091



LOCATION DETAIL

Space Use	Retail	Commencement	Nov 10, 2015
Store Type	Gasoline Station		
Size Occupied	2,500 SF		
Floor	1		
% of Building	23.6%		
Location Established	2015		
Occupancy Type	Leased		
Moved In	Nov 10, 2015		
Time In Building	9 Years 4 Months		

COMPANY OVERVIEW

Locations	16,649	SIC	Oil And Gas Exploration - 1382
Size Occupied	39,261,650 SF	NAICS	Support Activities for Oil and Gas Operations - 213112
Highest Use by Size	90% Retail	Ticker	SHEL (NYSE)
Employees	103,000	Established	1907
Revenue	\$316,620,000,000 (2023)	Website	https://www.shell.com
Credit Rating	B-59 (Low Risk)	Headquarters	York Rd London, SE1 7NA, GBR
Growth	Stable		
Territory	International		
Industry	Mining, Quarrying, and Oil and Gas Extraction		

Tenant Location Detail Report

Shell at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1091

COMPANY DESCRIPTION

Shell is an international energy company with expertise in the exploration, production, refining and marketing of oil and natural gas, and the manufacturing and marketing of chemicals. They use advanced technologies and take an innovative approach to help build a sustainable energy future. They invest in power, including from renewable sources such as wind and solar. They also invest in electric vehicle charging and low-carbon fuels for transport, such as advanced biofuels and hydrogen

BUILDING OVERVIEW

Address	1190 E Centerton Blvd	Built/Renovated	2006
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,612 SF	Landlord	Petromark Inc
Rating	3 Star		
Property Type	Retail		

CONTACTS

Name	Contact Info	Address
Owen DeLuca Real Estate Advisor/ Portfolio Manager	011 44 7132 416161 (p) owen.w.deluca@shell.com	150 N Dairy Ashford Rd Houston, TX 77079

Tenant Location Detail Report

Centerton Orthodontics PLLC at 1301 Centerton Blvd
Centerton, AR 72719

Moving In: Jun 2025 ★★★★★



Tenant is moving into this building on June 1, 2025.

LOCATION DETAIL

Size Occupied	2,429 SF
Floor	1
% of Building	19.9%
Location Established	2025
Occupancy Type	Leased
Starting Rent	\$32.00 NNN

Deal Type	New Lease
Signed	Jan 2, 2025
Commencement	Jun 1, 2025
Expiration	May 31, 2035
Term	10 Years
Time Remaining	10 Yrs 2 Mos
Months To Lease	1 Year 5 Months

TENANT INSIGHTS

Building Recently Sold: The building was last sold in November 2023.

Neighbors Moving In: Centerton Orthodontics PLLC is moving into 2,429 SF in June 2025, representing 19.9% of the building. Mercy Health Northwest Communities moved into 3,096 SF in February 2025, representing 25.3% of the building.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Centerton Orthodontics PLLC at 1301 Centerton Blvd
Centerton, AR 72719

Moving In: Jun 2025 ★★★★★

BUILDING OVERVIEW

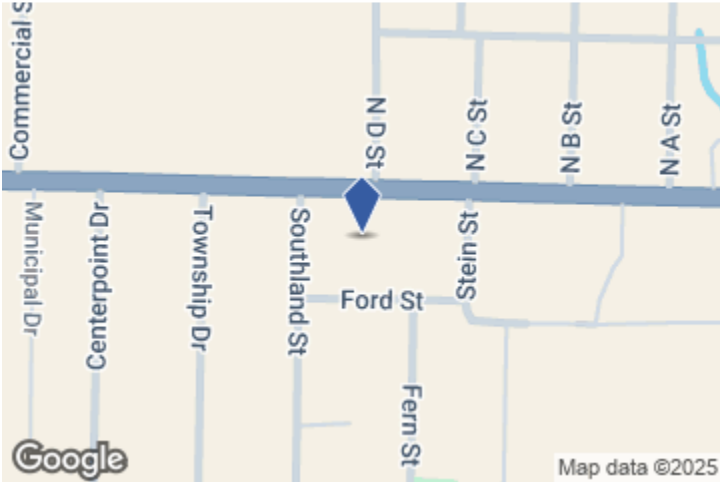
Address	1301 Centerton Blvd	Built/Renovated	2024
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	Asking Rent	\$34.00 NNN
Last Sale Date	Nov 14, 2023	CoStar Est. Retail Rent	\$25 - 31
Size	12,228 SF	Total Availabile	3,575 SF (29.2%)
Rating	3 Star	Total Vacant	6,004 SF (49.1%)
Property Type	Retail	Landlord	Pamela Chrisco
Secondary Type	Retail Building		

Tenant Location Detail Report

Woo Pig Mooie BBQ at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 224-2256



LOCATION DETAIL

Space Use	Retail
Store Type	Restaurant
Size Occupied	2,400 SF
Floor	1
Suite	401
% of Building	8.9%
Location Established	2019
Occupancy Type	Leased
Moved In	Nov 1, 2019
Time In Building	5 Years 4 Months
Starting Rent	\$13.00 MG

Deal Type	New Lease
Signed	Oct 25, 2019
Term	3 Years
Months To Lease	4 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1
Size Occupied	2,400 SF
Credit Rating	B-60 (Low Risk)
Industry	Retailer

SIC	Eating Places - 5812
Website	https://www.woopig-mooie.com/about-wpm

Woo Pig Mooie BBQ at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719
(479) 224-2256



BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

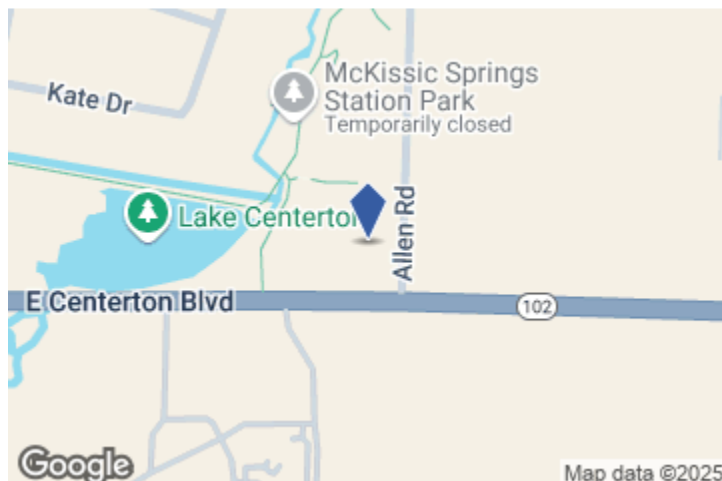
Tenant Location Detail Report

Moe's Southwest Grill at 580 E Centerton Blvd



Centerton, AR 72719

(479) 224-2299



LOCATION DETAIL

Space Use	Retail	Commencement	Nov 17, 2021
Store Type	Fast-food		
Size Occupied	2,365 SF		
Floor	1		
% of Building	100%		
Location Established	2021		
Occupancy Type	Leased		
Moved In	Nov 17, 2021		
Time In Building	3 Years 4 Months		
Location Employees	20		

COMPANY OVERVIEW

Locations	692	SIC	Eating Places - 5812
Size Occupied	1,739,027 SF	NAICS	Fast Food Restaurants - 722513
Highest Use by Size	98% Retail	Established	2000
Employees	13,300	Parent Company	Roark Capital Acquisition LLC
Growth	Stable	Website	https://www.moes.com/about
Territory	National	Headquarters	5620 Glenridge Dr NE Atlanta, GA 30342, USA
Industry	Accommodation and Food Services		

Tenant Location Detail Report

Moe's Southwest Grill at 580 E Centerton Blvd



Centerton, AR 72719
(479) 224-2299

COMPANY DESCRIPTION

From the second people walk into a Moe's, they'll notice there's something different. They actually feel welcomed. Ever since their employees at the first location in Atlanta, GA in the year 2000 shouted "Welcome to Moe's!" – which probably scared the bejesus out of those first guests – that phrase has embodied their entire culture.

BUILDING OVERVIEW

Address	580 E Centerton Blvd	Built/Renovated	2020
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$13 - 16
Size	2,365 SF		
Rating	3 Star		
Property Type	Retail		

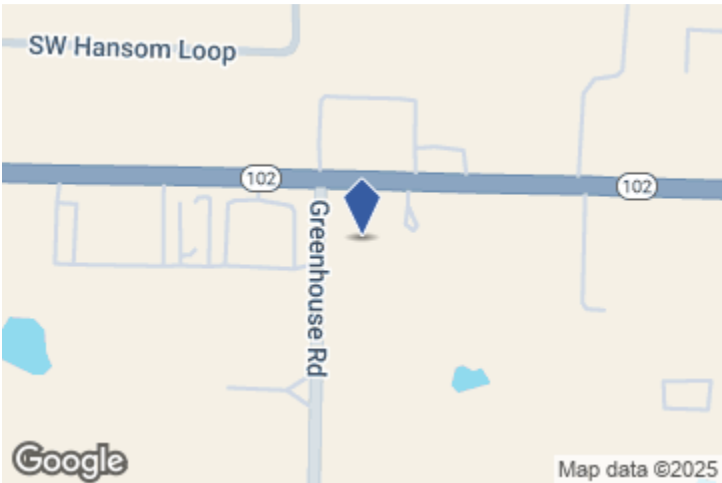
CONTACTS

Name	Contact Info	Address
Matthew Mehring Vice President, Real Estate	(404) 255-3250 (p) mmehring@gotofoods.com	5620 Glenridge Dr NE Atlanta, GA 30342

Tenant Location Detail Report

Vapor World at 1803-1807 E Centerton Blvd
Bentonville, AR 72712

★★★★★



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,364 SF
Floor	1
Suite	1803
% of Building	21.6%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months

BUILDING OVERVIEW

Address	1803-1807 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	10,951 SF
Rating	4 Star
Property Type	Retail
Secondary Type	Freestanding

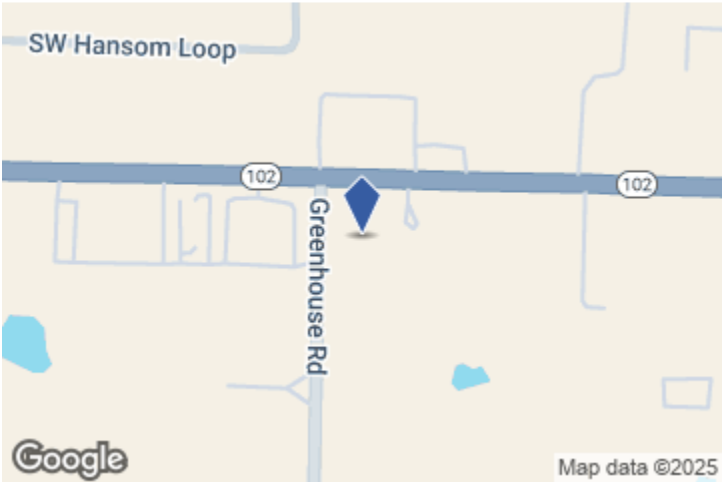
Built/Renovated	2016
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$15 - 18 NNN
Landlord	Mathias Properties, Inc./Mathias Shopping Centers.

Tenant Location Detail Report

Starbucks at 1803-1807 E Centerton Blvd



Bentonville, AR 72712
(479) 295-2992



LOCATION DETAIL

Space Use	Retail
Store Type	Coffee
Size Occupied	2,364 SF
Floor	1
Suite	1807
% of Building	21.6%
Location Established	2018
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months
Location Employees	15

COMPANY OVERVIEW

Locations	19,577
Size Occupied	37,827,586 SF
Highest Use by Size	82% Retail
Employees	381,000
Revenue	\$36,176,200,000 (2024)
Credit Rating	C-44 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Snack and Nonalcoholic Beverage Bars - 722515
Ticker	SBUX (NASDAQ)
Established	1971
Website	https://investor.starbucks.com
Headquarters	2401 Utah Ave S Seattle, WA 98134, USA

Tenant Location Detail Report

Starbucks at 1803-1807 E Centerton Blvd



Bentonville, AR 72712
(479) 295-2992

COMPANY DESCRIPTION

Starbucks story begins in 1971 along the cobblestone streets of Seattle's historic Pike Place Market. It was here where Starbucks opened its first store, offering fresh-roasted coffee beans, tea and spices from around the world for their customers to take home. Their name was inspired by the classic tale, "Moby-Dick," evoking the seafaring tradition of the early coffee traders. Ten years later, a young New Yorker named Howard Schultz would walk through these doors and become captivated with Starbucks coffee from his first sip. After joining the company in 1982, a different cobblestone road would lead him to another discovery. It was on a trip to Milan in 1983 that Howard first experienced Italy's coffeehouses, and he returned to Seattle inspired to bring the warmth and artistry of its coffee culture to Starbucks. By 1987, they swapped their brown aprons for green ones and embarked on their next chapter as a coffeehouse.

BUILDING OVERVIEW

Address	1803-1807 E Centerton Blvd	Built/Renovated	2016
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,951 SF	Landlord	Mathias Properties, Inc./Mathias Shopping Centers.
Rating	4 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Susan Federico Store Development Manager	(617) 559-9801 (p) sfederico@starbucks.com	2401 Utah Ave S Seattle, WA 98134

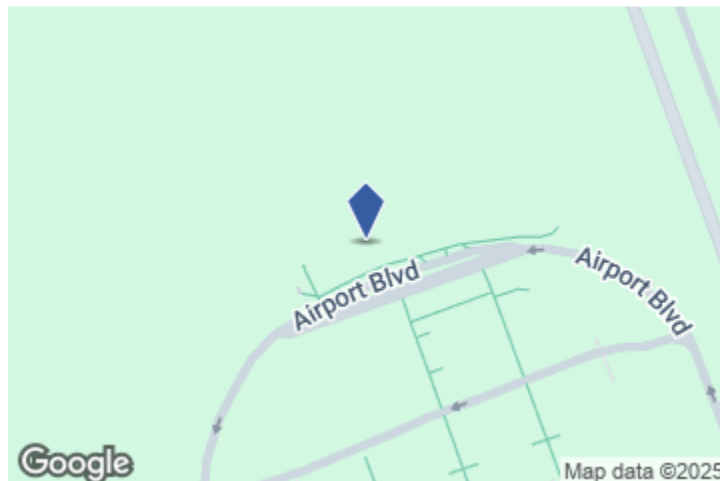
Tenant Location Detail Report

Einstein Bros. Bagels at 1 Airport Blvd



AVIS - Bentonville, AR 72712

(479) 315-6430



LOCATION DETAIL

Space Use	Retail
Store Type	Bagel
Size Occupied	2,360 SF
Floor	2
Suite	100
% of Building	0.9%
Location Established	2023
Occupancy Type	Leased
Moved In	Apr 3, 2023
Time In Building	1 Year 11 Months
Location Employees	5
Starting Rent At Lease	\$15.98 NNN (Est.)

Deal Type	New Lease
Signed	Apr 3, 2023

COMPANY OVERVIEW

Locations	590
Size Occupied	1,209,693 SF
Highest Use by Size	100% Retail
Employees	7,200
Credit Rating	A-88 (Very Low Risk)
Growth	Stable
Territory	National
Industry	Accommodation and Food Services

SIC	Retail Bakeries - 5461
NAICS	Snack and Nonalcoholic Beverage Bars - 722515
Established	1995
Parent Company	JAB Holding Company
Website	https://www.einstein-bros.com/bake-up/
Headquarters	1720 S Bellaire St Denver, CO 80222, USA

Einstein Bros. Bagels at 1 Airport Blvd



AVIS - Bentonville, AR 72712
(479) 315-6430

COMPANY DESCRIPTION

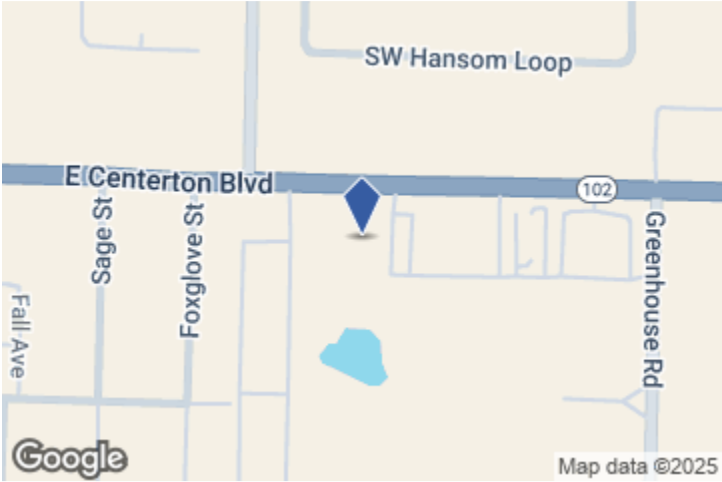
At Einstein Bros.® Bagels, they believe in the bagel. They believe it has the power to do amazing things—giving people a reason to look forward to morning office meetings or an afternoon escape or even the simple joy of a shmear mustache on their kid's face. It's why they get to the store at 2am every day and bake fresh bagels every four hours, so their bagels are as fresh and delicious as possible. It's why they only use the finest breakfast ingredients to create the most inspiring flavors. It's why they do everything possible to make their customers day that much better. To spread a little more joy and happiness in the world. To laugh, smile and enjoy each other's company that much more. And to them, there's no better way to do that than with the bagel.

BUILDING OVERVIEW

Address	1 Airport Blvd	Built/Renovated	1990
Building Name	AVIS	Tenancy	Multi
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$15 - 18
Location Type	Suburban		
Size	254,536 SF		
Rating	2 Star		
Property Type	Retail		

Tenant Location Detail Report

Chipotle Mexican Grill at 1701 E Centerton Blvd
Chipotle - Bentonville, AR 72712



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,325 SF
Floor	1
% of Building	100%
Location Established	2024
Occupancy Type	Leased
Moved In	Dec 4, 2024
Time In Building	3 Months

TENANT INSIGHTS

Building Recently Sold: The building was last sold in January 2025 for \$3,800,000 (\$1,634.41/SF).

Neighbors Moving In: Chipotle Mexican Grill moved into 2,325 SF in December 2024, representing 100% of the building.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Chipotle Mexican Grill at 1701 E Centerton Blvd
Chipotle - Bentonville, AR 72712



COMPANY OVERVIEW

Locations	3,603	SIC	Eating Places - 5812
Size Occupied	9,106,977 SF	NAICS	Fast Food Restaurants - 722513
Highest Use by Size	97% Retail	Ticker	CMG (NYSE)
Employees	116,068	Established	1993
Revenue	\$11,313,853,000 (2024)	Website	https://www.chipotle.com/values
Credit Rating	A-90 (Very Low Risk)	Headquarters	610 Newport Center Dr Newport Beach, CA 92660, USA
Growth	Growing		
Territory	International		
Industry	Accommodation and Food Services		

COMPANY DESCRIPTION

Chipotle was born of the radical belief that there is a connection between how food is raised and prepared, and how it tastes. Real is better. "Better for You, Better for People, Better for The Planet". It may be the hard way to do things, but it's the right way. One of the first national restaurant brands to commit to goals on local and organic produce. First national restaurant brand to commit to using only responsibly raised meat with some of the highest animal welfare standards.

BUILDING OVERVIEW

Address	1701 E Centerton Blvd	Built/Renovated	2024
Building Name	Chipotle	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 16
Location Type	Suburban	Landlord	Andeel & Co. Realtors
Last Sale Date	Jan 13, 2025		
Last Sale Price	\$3,800,000 (\$1,634.41/SF)		
Size	2,325 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Fast Food		

Tenant Location Detail Report

Taco Bell at 1775 E Centerton Blvd



Taco Bell - Centerton, AR 72719
(479) 795-1170



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,268 SF
Floor	1
% of Building	100%
Location Established	2017
Occupancy Type	Leased
Moved In	Sep 1, 2017
Time In Building	7 Years 6 Months
Location Employees	25

Commencement	Sep 1, 2017
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COMPANY OVERVIEW

Locations	7,914
Size Occupied	17,308,792 SF
Highest Use by Size	98% Retail
Employees	175,000
Credit Rating	C-50 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Ticker	YUM (NYSE)
Established	1962
Parent Company	Yum! Brands, Inc.
Website	www.tacobell.com/about-us
Headquarters	1 Glen Bell Way Irvine, CA 92618, USA

Tenant Location Detail Report

Taco Bell at 1775 E Centerton Blvd



Taco Bell - Centerton, AR 72719
(479) 795-1170

COMPANY DESCRIPTION

Taco Bell was born and raised in California and has been around since 1962. They went from selling everyone's favorite Crunchy Tacos on the West Coast to a global brand. They're not only the largest Mexican-inspired quick service brand (QSR) in the world, they're also part of the biggest restaurant group in the world: Yum! Brands. Much of their fan love and authentic connection with their communities are rooted in being rebels with a cause. From ensuring they use high quality, sustainable ingredients to elevating restaurant technology in ways that hasn't been done before, they will continue to be inclusive, bold, challenge the status quo and push industry boundaries. They're a company that celebrates and advocates for different, has bold self-expression, strives for a better future, and brings the fun while they're at it. They fuel their culture with real people who bring unique experiences. They inspire and enable their teams and the world to Live Más.

BUILDING OVERVIEW

Address	1775 E Centerton Blvd	Built/Renovated	2017
Building Name	Taco Bell	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$12 - 15
Location Type	Suburban	Landlord	J.L. Moseley Company
Last Sale Date	Nov 14, 2017		
Last Sale Price	\$2,000,000 (\$1,087.35/SF)		
Size	1,839 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Fast Food		

CONTACTS

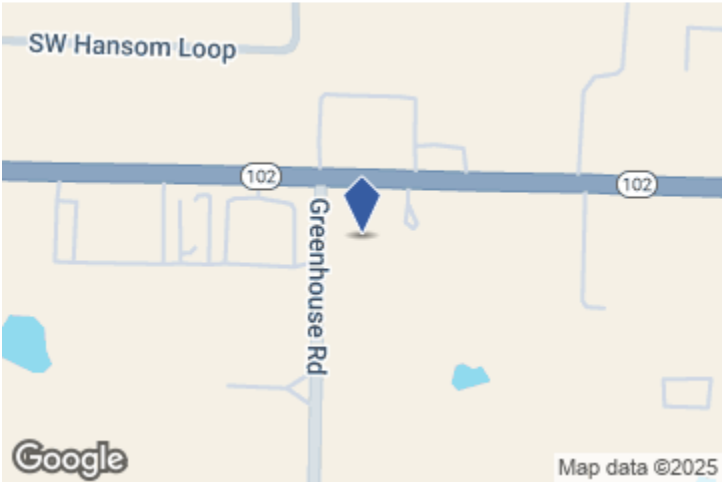
Name	Contact Info	Address
Chad Harper Director, Franchise Development	(502) 874-2487 (p) chad.harper@yum.com	1 Glen Bell Way Irvine, CA 92618

Tenant Location Detail Report

Casabella at 1803-1807 E Centerton Blvd

★★★★★

Bentonville, AR 72712
(479) 224-6555



LOCATION DETAIL

Space Use	Retail
Store Type	Salon/Barber/Spa
Size Occupied	2,224 SF
Floor	1
Suite	1805
% of Building	20.3%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months

COMPANY OVERVIEW

Locations	1
Size Occupied	2,224 SF
Industry	Services

SIC	Beauty Shops - 7231
NAICS	Nail Salons - 812113

Casabella at 1803-1807 E Centerton Blvd
Bentonville, AR 72712
(479) 224-6555



BUILDING OVERVIEW

Address	1803-1807 E Centerton Blvd	Built/Renovated	2016
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,951 SF	Landlord	Mathias Properties, Inc./Mathias Shopping Centers.
Rating	4 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

Christian Life Center at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,200 SF
Floor	1
Suite	425
% of Building	8.1%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 25, 2019
Time In Building	5 Years 3 Months
Starting Rent	\$8.72 MG

Deal Type	New Lease
Tenant Representative	Steve Fineberg & Associates, Inc
Signed	Nov 25, 2019
Term	1 Year
Months To Lease	5 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Christian Life Center at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

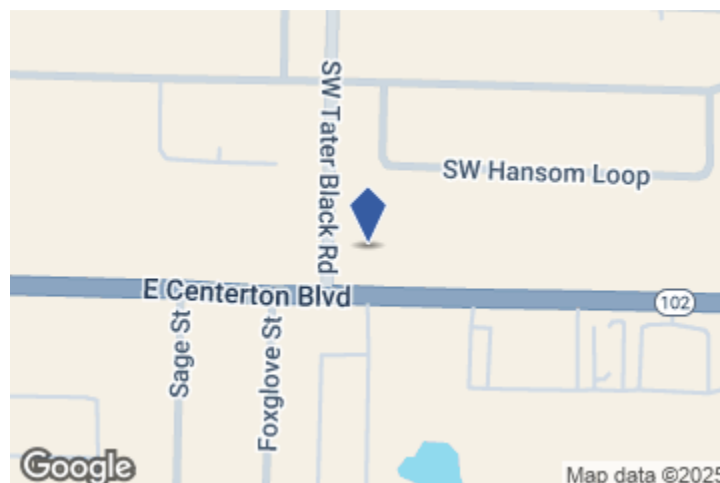
LAST TENANT REPRESENTATIVE

Steve Fineberg & Associates, Inc		
Ethan Tisdale Founder & Managing Director (currently with Vessel Ventures LLC)	(479) 225-0056 (p) (479) 225-0056 (m) Ethan@vesselventuresllc.com	4001 Carmichael Rd, Suite 250 Montgomery, AL

Tenant Location Detail Report

KFC at 1618 East Centerton Boulevard

Bentonville, AR 72712



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,150 SF
Floor	1
% of Building	100%
Location Established	2021
Occupancy Type	Leased
Moved In	Sep 21, 2021
Time In Building	3 Years 6 Months

COMPANY OVERVIEW

Locations	5,330
Size Occupied	12,952,254 SF
Highest Use by Size	98% Retail
Employees	800,000
Credit Rating	B-56 (Low Risk)
Growth	Stable
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Ticker	YUM (NYSE)
Established	1930
Parent Company	Yum! Brands, Inc.
Website	https://www.kfc.com/about
Headquarters	1441 Gardiner Ln Louisville, KY 40213, USA

Tenant Location Detail Report

KFC at 1618 East Centerton Boulevard
Bentonville, AR 72712



COMPANY DESCRIPTION

KFC, a subsidiary of Yum! Brands, Inc. (NYSE:YUM.), is a global chicken restaurant brand with a rich, decades-long history of success and innovation. It all started with one cook, Colonel Harland Sanders, who created a finger lickin' good recipe decades years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. Today they still follow his formula for success, with real cooks breading and freshly preparing our delicious chicken by hand in tens of thousands of restaurants around the world.

BUILDING OVERVIEW

Address	1618 East Centerton Boulevard	Built/Renovated	2021
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$14 - 18
Last Sale Date	Oct 18, 2021	Landlord	Sundance Development, Inc.
Last Sale Price	\$2,160,000 (\$1,004.65/SF)		
Size	2,150 SF		
Rating	4 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

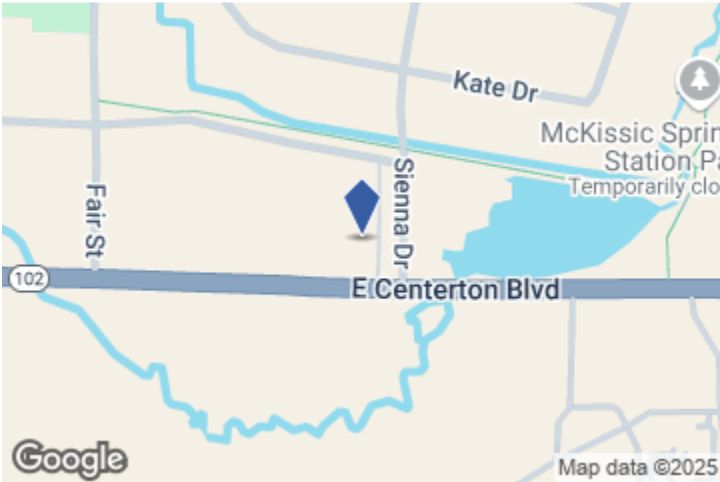
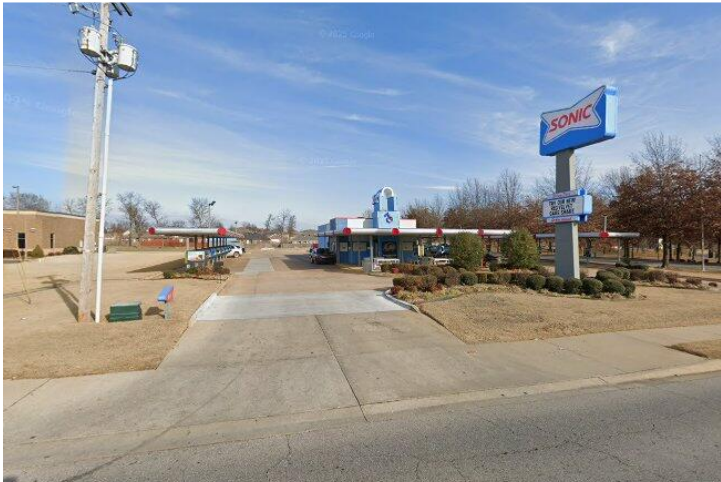
Name	Contact Info	Address
Matthew Papas Director of Development	(678) 628-6570 (p) matthew.papas@yum.com	1441 Gardiner Ln Louisville, KY 40213

Tenant Location Detail Report

SONIC at 360 E Centerton Blvd



SONIC - Centerton, AR 72719
(479) 795-0370



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,000 SF
Floor	1
% of Building	100%
Location Established	2016
Occupancy Type	Leased
Moved In	Jan 27, 2016
Time In Building	9 Years 2 Months
Location Employees	24

COMPANY OVERVIEW

Locations	3,560
Size Occupied	6,726,868 SF
Highest Use by Size	99% Retail
Employees	15,000
Credit Rating	B-57 (Low Risk)
Growth	Stable
Territory	National
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Ticker	SONC
Established	1953
Parent Company	Roark Capital Acquisition LLC
Website	https://corporate.sonicdrivein.com/
Headquarters	300 Johnny Bench Dr Oklahoma City, OK 73104, USA

Tenant Location Detail Report

SONIC at 360 E Centerton Blvd



SONIC - Centerton, AR 72719
(479) 795-0370

COMPANY DESCRIPTION

For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. SONIC did it by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality.

SONIC is part of the Inspire Brands family of restaurants.

BUILDING OVERVIEW

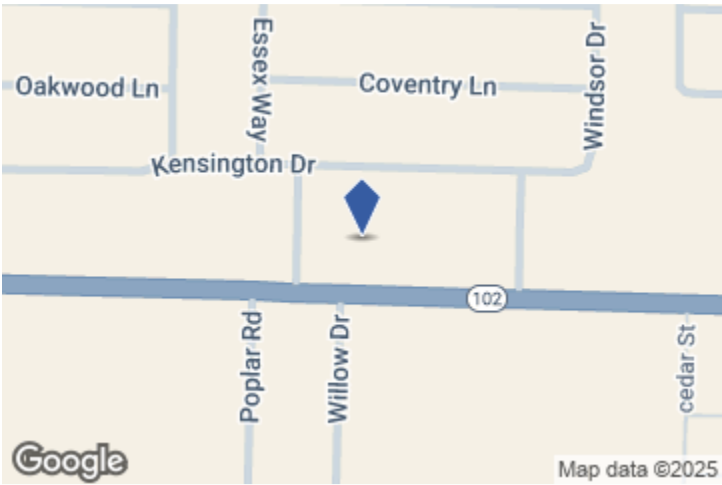
Address	360 E Centerton Blvd	Built/Renovated	2005
Building Name	SONIC	Tenancy	Single
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$13 - 16
Location Type	Suburban	Landlord	Benton Properties, Inc.
Size	1,760 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Fast Food		

CONTACTS

Name	Contact Info	Address
Jon Brannin Director of Real Estate	(678) 514-4100 (p) jbrannin@inspirebrands.com	3 Glenlake Pky NE Atlanta, GA 30328

Tenant Location Detail Report

Tacos N Beer Spot at 1190 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,000 SF
Floor	1
% of Building	18.8%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months

BUILDING OVERVIEW

Address	1190 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	10,612 SF
Rating	3 Star
Property Type	Retail

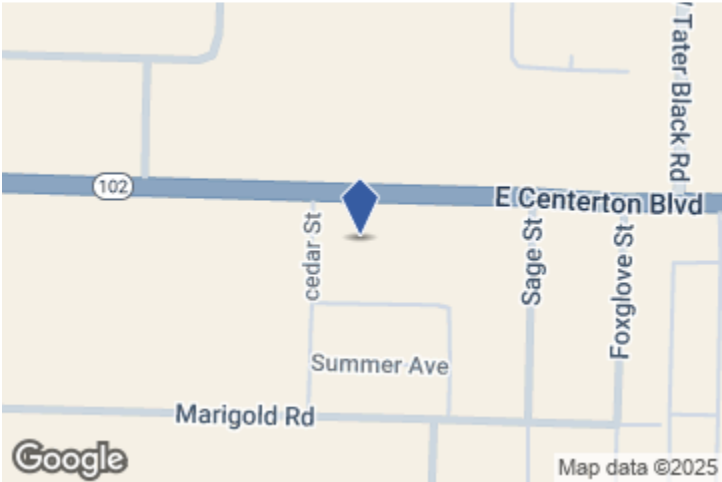
Built/Renovated	2006
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$15 - 18 NNN
Landlord	Petromark Inc

Tenant Location Detail Report

Tropical Smoothie Cafe at 1415 E Centerton Blvd



Centerton, AR 72712
(479) 224-6006



LOCATION DETAIL

Space Use	Retail
Store Type	Fast-food
Size Occupied	2,000 SF
Floor	1
Suite	1409
% of Building	22.5%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 18, 2019
Time In Building	5 Years 3 Months

COMPANY OVERVIEW

Locations	1,372
Size Occupied	2,179,993 SF
Highest Use by Size	97% Retail
Employees	7,145
Credit Rating	C-50 (Moderate Risk)
Growth	Stable
Territory	National
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Established	1997
Parent Company	Blackstone Inc.
Website	https://locations.tropicalsmoothiecafe.com/
Headquarters	1117 Perimeter Ctr Sandy Springs, GA 30338, USA

Tropical Smoothie Cafe at 1415 E Centerton Blvd



Centerton, AR 72712
(479) 224-6006

COMPANY DESCRIPTION

Tropical Smoothie Cafe makes eating better easy breezy with fresh, made-to-order smoothies, wraps, sandwiches and flatbreads that instantly boost moods. Experience the good vibes of the tropics whether grabbing curbside, ordering in the app or getting it delivered. It's like a tiny vacay in the middle of the day. They make a splash in their communities by donating smoothies and food, supporting charitable organizations and sponsoring local sports programs.

BUILDING OVERVIEW

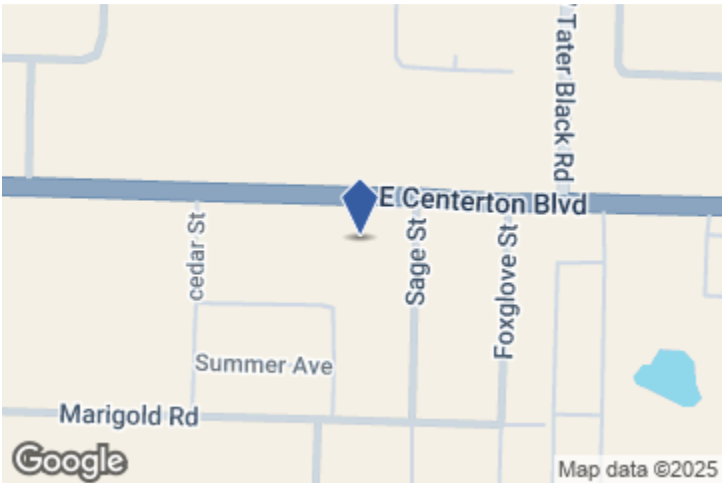
Address	1415 E Centerton Blvd	Built/Renovated	2018
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$16 - 19
Last Sale Date	Jun 3, 2022	Landlord	Pahul Singh
Last Sale Price	\$2,400,000 (\$270.30/SF)		
Size	8,879 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

Name	Contact Info	Address
Brian Blosser VP of Design and Construction	(770) 766-5391 (p) bblosser@tropicalsmoothie.com	1117 Perimeter Ctr, Suite W200 Sandy Springs, GA 30338

Tenant Location Detail Report

Northwest Orthodontics at 1423 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,000 SF
Floor	1
Suite	1423
% of Building	52.7%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

BUILDING OVERVIEW

Address	1423 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	3,797 SF
Rating	2 Star
Property Type	Retail

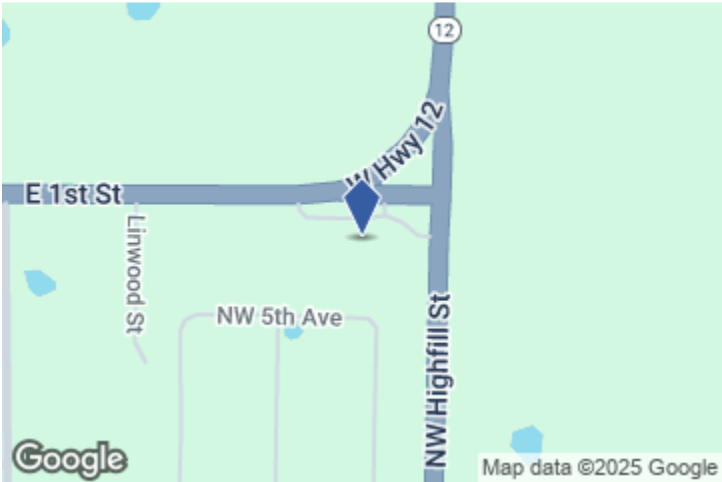
Built/Renovated	2020
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$20 - 25
Leasing Agent	JRG Properties, LLC

Tenant Location Detail Report

Phillips 66 at 14939 W Highway 12



Phillips 66 - Gentry, AR 72734
(479) 888-0244



LOCATION DETAIL

Space Use	Retail
Store Type	Gasoline Station
Size Occupied	2,000 SF
Floor	1
% of Building	55.9%
Location Established	2020
Occupancy Type	Leased
Moved In	Jun 27, 2020
Time In Building	4 Years 9 Months

Commencement	Jun 27, 2020
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TENANT INSIGHTS

Neighbors Moving In: Hunt Brothers Pizza moved into the building in February 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Phillips 66 at 14939 W Highway 12



Phillips 66 - Gentry, AR 72734
(479) 888-0244

COMPANY OVERVIEW

Locations	5,757	SIC	Petroleum Refining - 2911
Size Occupied	13,865,690 SF	NAICS	Petroleum Refineries - 324110
Highest Use by Size	65% Retail	Ticker	PSX (NYSE)
Employees	14,000	Established	2012
Revenue	\$143,153,000,000 (2024)	Website	www.phillips66gas.com
Credit Rating	C-50 (Moderate Risk)	Headquarters	2331 Citywest Blvd Houston, TX 77042, USA
Growth	Stable		
Territory	International		
Industry	Manufacturing		

COMPANY DESCRIPTION

Phillips 66 manufactures energy products that you use every day. They refine and market petroleum products, such as gasoline, diesel, jet fuel and lubricants; gather and process natural gas and natural gas liquids (NGL) for powering businesses, heating homes, cooking and electricity; and manufacture petrochemicals, polymers and plastics found in cars, electronics, and other everyday goods. Through financial strength and safe, reliable operations, they are delivering on a business strategy to enhance returns, grow the company, increase distributions to shareholders and build a high performing team.

Phillips 66, with their partners and suppliers, creates jobs. They have 14,000 colleagues in America and around the world. Together they're building a company founded on safety, honor and commitment.

BUILDING OVERVIEW

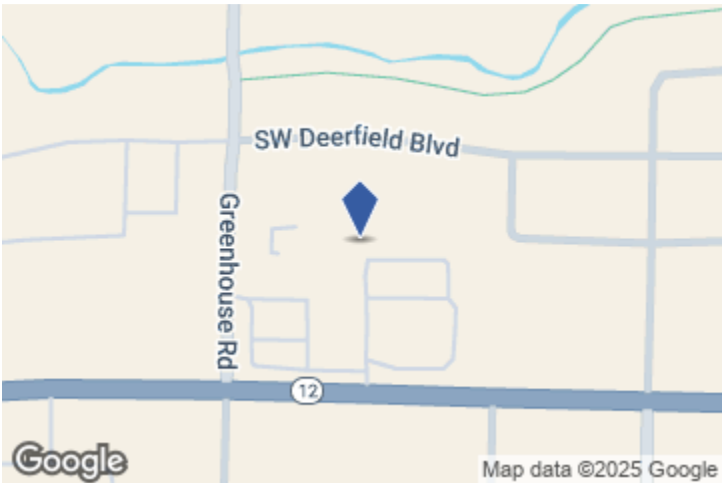
Address	14939 W Highway 12	Tenancy	Multi
Building Name	Phillips 66	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$13 - 15
Submarket	Outlying Benton County	Landlord	Arif Chaudhry
Location Type	Suburban		
Size	3,577 SF		
Rating	2 Star		
Property Type	Retail		
Secondary Type	Service Station		

CONTACTS

Name	Contact Info	Address
Greg Cardwell Manager of Real Estate, Property Tax, Right of Way	(281) 293-6600 (p) greg.l.cardwell@p66.com	2331 Citywest Blvd Houston, TX 77042

Tenant Location Detail Report

T's Nail Spa at 3600 SW Regional Airport Blvd
Bentonville, AR 72713



LOCATION DETAIL

Space Use	Retail
Size Occupied	2,000 SF
Floor	1
Suite	12
% of Building	19.3%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 2, 2019
Time In Building	5 Years 3 Months

BUILDING OVERVIEW

Address	3600 SW Regional Airport Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Bentonville
Location Type	Suburban
Size	10,348 SF
Rating	3 Star
Property Type	Retail

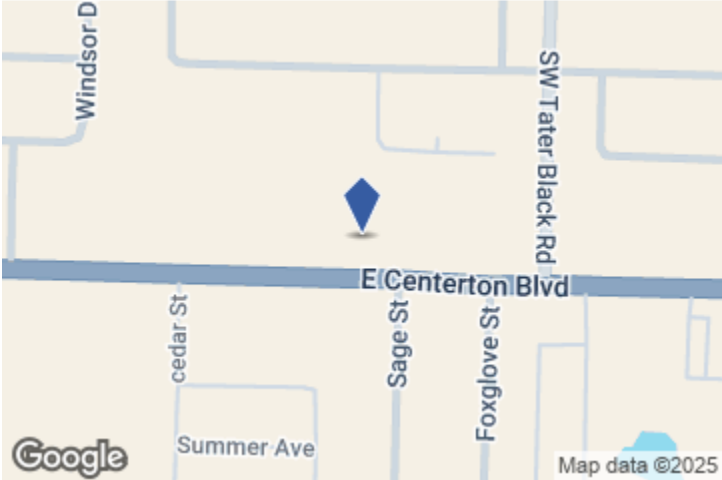
Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$17 - 20
Landlord	Keith, Miller, Butler, Schneider & Pawwlik, PLLC

Tenant Location Detail Report

HTeaO at 1520 E Centerton Blvd



Bentonville, AR 72712
(501) 403-4832



LOCATION DETAIL

Space Use	Retail
Store Type	Drinks/Juices
Size Occupied	1,958 SF
Floor	1
% of Building	100%
Location Established	2024
Occupancy Type	Leased
Moved In	Feb 1, 2024
Time In Building	1 Year 1 Month
Location Employees	7
Starting Rent At Lease	\$15.24 NNN (Est.)

Deal Type	New Lease
Signed	Dec 1, 2023

COMPANY OVERVIEW

Locations	119
Size Occupied	283,677 SF
Highest Use by Size	94% Retail
Employees	3,375
Credit Rating	B-52 (Low Risk)
Growth	Growing Rapidly
Territory	National
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Snack and Nonalcoholic Beverage Bars - 722515
Established	2009
Website	https://hteao.com/
Headquarters	1322 Ranchers Legacy Trl Fort Worth, TX 76126, USA

HTeaO at 1520 E Centerton Blvd



Bentonville, AR 72712
(501) 403-4832

COMPANY DESCRIPTION

HTeaO is brewing up something incredible. In January of 2018 HTeaO launched the franchise prototype store in Midland, TX. HTeaO's desire is to provide ultra-premium Tea, Water and related products that give people safe and healthy food choices in a fun and clean environment. The team is committed to providing the absolute best quality iced tea money can buy in a retail environment. With the incredible support of the customers HTeaO is entering into a season to teach, train and mentor franchisees in growing a successful business.

BUILDING OVERVIEW

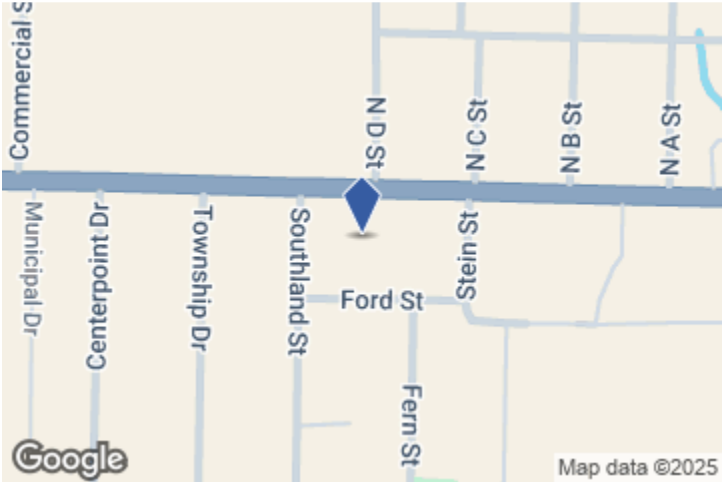
Address	1520 E Centerton Blvd	Built/Renovated	2024
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$14 - 17
Size	1,958 SF		
Rating	3 Star		
Property Type	Retail		

Tenant Location Detail Report

PlayStrong Pediatric Therapy at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,880 SF
Floor	1
Suite	429-433
% of Building	7%
Location Established	2021
Occupancy Type	Leased
Moved In	Apr 6, 2021
Time In Building	3 Years 11 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

PlayStrong Pediatric Therapy at 401-439 W Centerton Blvd



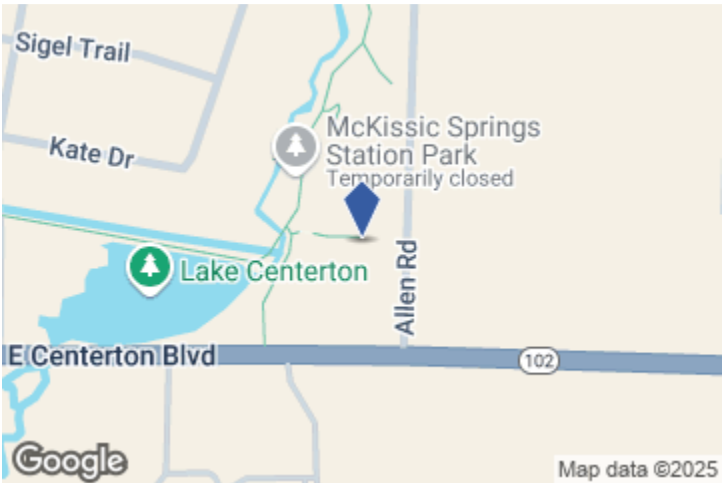
Beckendale Plaza - Centerton, AR 72719

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

K-9 Kouture Grooming at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,800 SF
Floor	1
Suite	570
% of Building	11.8%
Location Established	2025
Occupancy Type	Leased
Moved In	Jan 17, 2025
Time In Building	2 Months
Starting Rent	\$2.04 NNN

Deal Type	New Lease
Signed	Jan 17, 2025
Commencement	Jan 17, 2025
Expiration	Jan 16, 2028
Term	3 Years
Time Remaining	2 Yrs 10 Mos
Months To Lease	2 Months

TENANT INSIGHTS

Upcoming Lease Expiration: The tenant's lease is expiring in 34 months on January 16, 2028.

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

K-9 Kouture Grooming at 504 E Centerton Blvd
Centerton, AR 72719



BUILDING OVERVIEW

Address	504 E Centerton Blvd	Built/Renovated	2020
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$19 - 23
Size	15,211 SF	Landlord	Mark S & Julie S F Deihl
Rating	3 Star	Leasing Agent	Keller Williams Market Pro Realty
Property Type	Retail		
Secondary Type	Storefront Retail/Office		

Tenant Location Detail Report

Waffle House at 960 E Centerton Blvd



Centerton, AR 72719
(479) 224-1947



LOCATION DETAIL

Space Use	Retail
Store Type	Restaurant
Size Occupied	1,760 SF
Floor	1
Suite	2323
% of Building	88%
Location Established	2018
Occupancy Type	Owned
Moved In	Oct 11, 2018
Time In Building	6 Years 5 Months

COMPANY OVERVIEW

Locations	1,792
Size Occupied	3,519,367 SF
Highest Use by Size	99% Retail
Employees	40,000
Credit Rating	A-83 (Very Low Risk)
Growth	Stable
Territory	National
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Dine-In Restaurants - 722511
Established	1955
Website	www.wafflehouse.com
Headquarters	5986 Financial Dr Norcross, GA 30071, USA

Tenant Location Detail Report

Waffle House at 960 E Centerton Blvd



Centerton, AR 72719
(479) 224-1947

COMPANY DESCRIPTION

In 1955, two Georgia neighbors opened up a restaurant that would change the world. Joe Rogers Sr. and Tom Forkner were living in Avondale Estates, GA, when they decided to open a 24-hour, sit-down restaurant for their friends and neighbors, focused on people on both sides of the counter. That first restaurant opened the door to create the Waffle House brand that you see today.

As this movement began to expand, new restaurants were built in Georgia as well as neighboring states, and the “Yellow Sign” soon became a familiar landmark along city streets and interstate highways across the country. Today, the Waffle House system is more than 1,900 locations in 25 states. All open 24-hours a day, seven days a week.

BUILDING OVERVIEW

Address	960 E Centerton Blvd	Built/Renovated	2018
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	Yes
Location Type	Suburban	CoStar Est. Retail Rent	\$13 - 16
Size	2,000 SF	Landlord	Waffle House, Inc.
Rating	3 Star	Leasing Agent	Waffle House, Inc.
Property Type	Retail		
Secondary Type	Restaurant		

CONTACTS

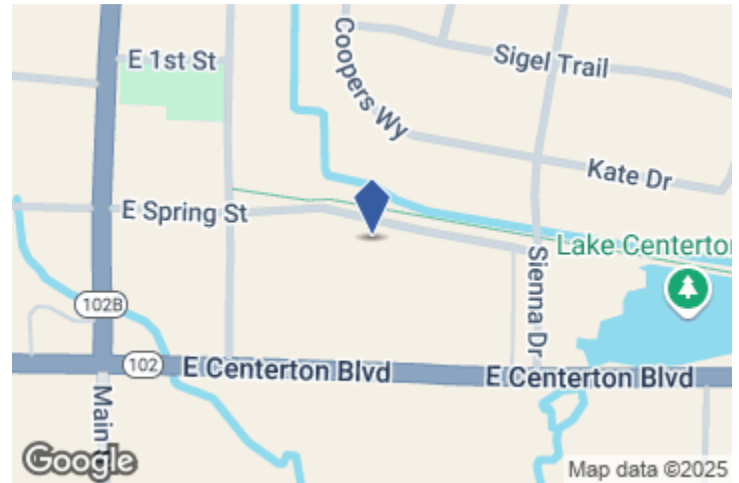
Name	Contact Info	Address
Anita Dunio Administration, Real Estate Department	(770) 729-5700 (p) anitadunio@wafflehouse.com	5986 Financial Dr Norcross, GA 30071

Tenant Location Detail Report

Pizza Hut at 300 E Centerton Blvd



Centerton Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Store Type	Pizza
Size Occupied	1,750 SF
Floor	GRND
% of Building	12.5%
Location Established	2020
Occupancy Type	Leased
Moved In	Feb 5, 2020
Time In Building	5 Years 1 Month
Asking Rent At Lease	\$20.00

Deal Type	New Lease
Signed	Jan 6, 2020
Commencement	Feb 5, 2020
Months To Lease	1 Year 7 Months

COMPANY OVERVIEW

Locations	8,292
Size Occupied	17,181,796 SF
Highest Use by Size	96% Retail
Employees	350,000
Credit Rating	C-50 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Ticker	YUM (NYSE)
Established	1958
Parent Company	Yum! Brands, Inc.
Website	https://blog.pizzahut.com/our-story/
Headquarters	7100 Corporate Dr Plano, TX 75024, USA

Tenant Location Detail Report

Pizza Hut at 300 E Centerton Blvd



Centerton Plaza - Centerton, AR 72719

COMPANY DESCRIPTION

There's nothing cookie-cutter about Pizza Hut. Not their pizzas. Not their people. And definitely not the way they live life. Around here, they don't settle for anything less than food they are proud to serve. And they don't just clock in. Not when they can also become their best, make friends, and have fun while they're at it. They're the pizza company that lives life unboxed. They are not for people who want to blend in: pushing boundaries is part of their heritage. They have thousands of restaurants and many team members in multiple countries. Whether it's the original Stuffed Crust or putting a pizza in outer space, they never stop driving themselves to deliver hot pizzas, fast every time – anywhere one wants to enjoy it. At Pizza Hut, they don't just make pizza. They make people happy. Pizza Hut was built on the belief that pizza night should be special, and they carry that belief into everything they do.

BUILDING OVERVIEW

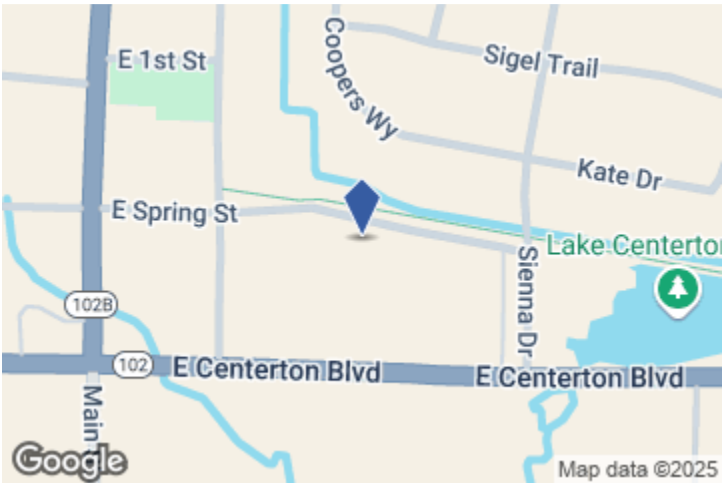
Address	300 E Centerton Blvd	Built/Renovated	2018
Building Name	Centerton Plaza	Tenancy	Multi
Center Name	Centerton Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$19 - 23
Submarket	Outlying Benton County	Landlord	Robert C East Jr
Location Type	Suburban	Leasing Agent	Kelley Commercial Partners
Size	14,000 SF		
Rating	3 Star		
Property Type	Retail		
Center Type	Strip Center		

CONTACTS

Name	Contact Info	Address
Lynne Broad Vice President	(502) 874-8300 (p) lynne.broad@yum.com	7100 Corporate Dr Plano, TX 75024

Tenant Location Detail Report

Epic Smiles at 300 E Centerton Blvd
Centerton Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,750 SF
Floor	GRND
Suite	310
% of Building	12.5%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

BUILDING OVERVIEW

Address	300 E Centerton Blvd
Building Name	Centerton Plaza
Center Name	Centerton Plaza
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	14,000 SF
Rating	3 Star
Property Type	Retail
Center Type	Strip Center

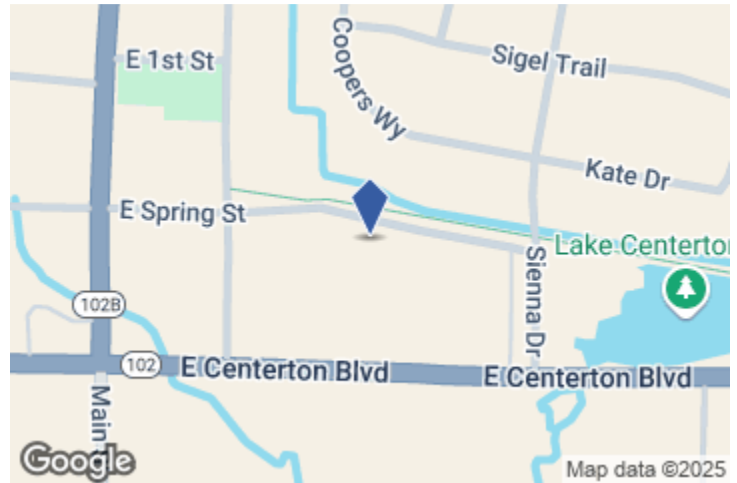
Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Robert C East Jr
Leasing Agent	Kelley Commercial Partners

Tenant Location Detail Report

Centerton Nails & Spa at 300 E Centerton Blvd



Centerton Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,750 SF
Floor	GRND
% of Building	12.5%
Location Established	2020
Occupancy Type	Leased
Moved In	Feb 5, 2020
Time In Building	5 Years 1 Month
Asking Rent At Lease	\$20.00

Deal Type	New Lease
Signed	Jan 6, 2020
Commencement	Feb 5, 2020
Months To Lease	3 Years 5 Months

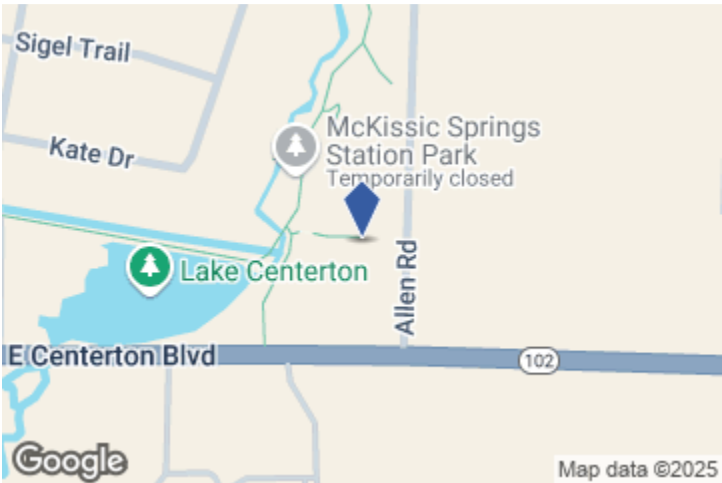
BUILDING OVERVIEW

Address	300 E Centerton Blvd
Building Name	Centerton Plaza
Center Name	Centerton Plaza
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	14,000 SF
Rating	3 Star
Property Type	Retail
Center Type	Strip Center

Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Robert C East Jr
Leasing Agent	Kelley Commercial Partners

Tenant Location Detail Report

Sam's Family Diner at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,500 SF
Floor	1
Suite	574
% of Building	9.9%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

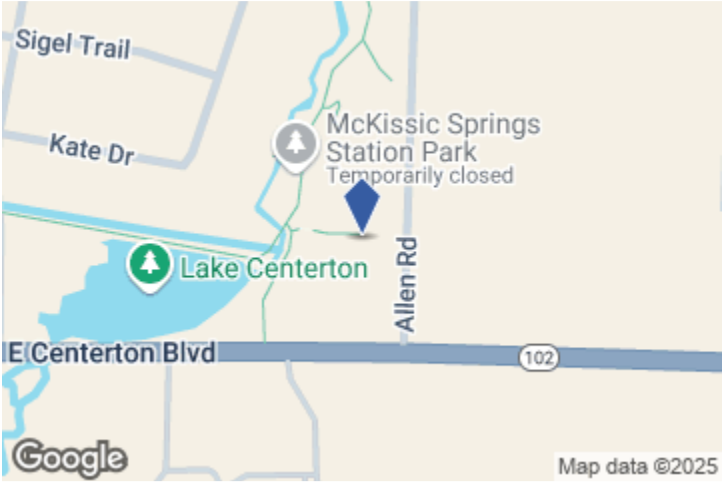
BUILDING OVERVIEW

Address	504 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	15,211 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Storefront Retail/Office

Built/Renovated	2020
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Mark S & Julie S F Deihl
Leasing Agent	Keller Williams Market Pro Realty

Tenant Location Detail Report

Precision Spinal Care at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,500 SF
Floor	1
Suite	572
% of Building	9.9%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

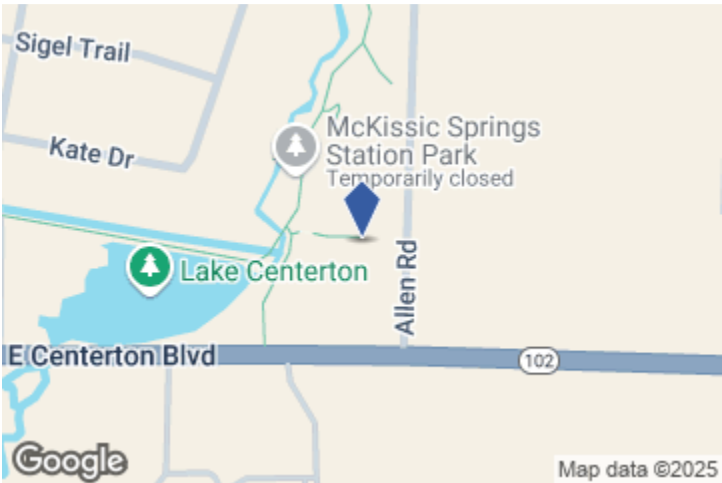
BUILDING OVERVIEW

Address	504 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	15,211 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Storefront Retail/Office

Built/Renovated	2020
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Mark S & Julie S F Deihl
Leasing Agent	Keller Williams Market Pro Realty

Tenant Location Detail Report

Uptown Barber Lounge at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,500 SF
Floor	1
Suite	566
% of Building	9.9%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

Address	504 E Centerton Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	15,211 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Storefront Retail/Office

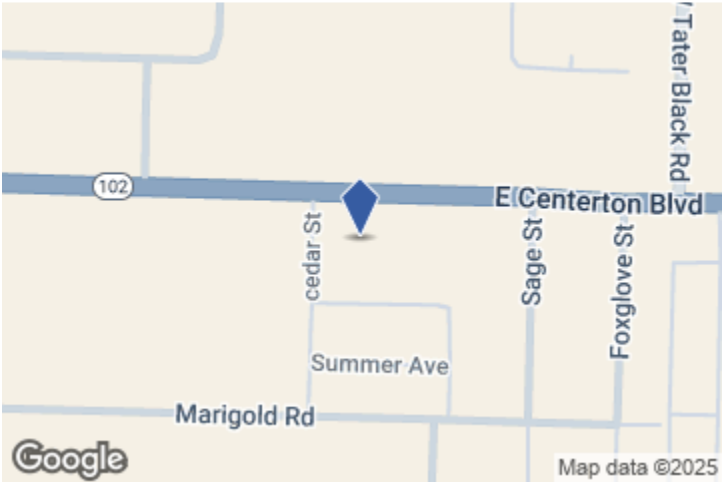
Built/Renovated	2020
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$19 - 23
Landlord	Mark S & Julie S F Deihl
Leasing Agent	Keller Williams Market Pro Realty

Tenant Location Detail Report

Reeves Medical Associates at 1415 E Centerton Blvd



Centerton, AR 72712
(479) 224-1565



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,500 SF
Floor	1
Suite	1415
% of Building	16.9%
Location Established	2018
Occupancy Type	Leased
Moved In	Jun 30, 2018
Time In Building	6 Years 9 Months

Commencement	Jun 30, 2018
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COMPANY OVERVIEW

Locations	1
Size Occupied	1,500 SF
Industry	Health Care and Social Assistance

Website	https://reevesmed.com/
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Reeves Medical Associates at 1415 E Centerton Blvd



Centerton, AR 72712
(479) 224-1565

BUILDING OVERVIEW

Address	1415 E Centerton Blvd	Built/Renovated	2018
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$16 - 19
Last Sale Date	Jun 3, 2022	Landlord	Pahul Singh
Last Sale Price	\$2,400,000 (\$270.30/SF)		
Size	8,879 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

Tenant Location Detail Report

All Star Nutrition at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,400 SF
Floor	1
Suite	423
% of Building	5.2%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 15, 2019
Time In Building	5 Years 3 Months
Asking Rent At Lease	\$12.00

Signed	Dec 5, 2019
Commencement	Dec 15, 2019

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

All Star Nutrition at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



BUILDING OVERVIEW

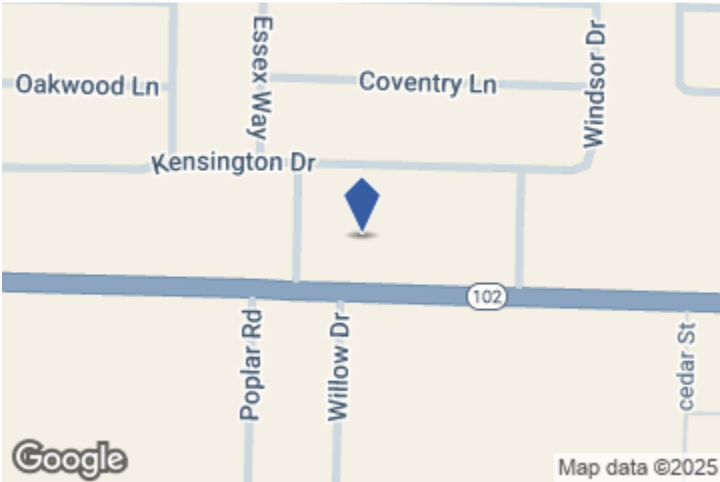
Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Subway at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1910



LOCATION DETAIL

Space Use	Retail
Store Type	Sub Sandwich
Size Occupied	1,398 SF
Floor	1
% of Building	13.2%
Location Established	2014
Occupancy Type	Leased
Moved In	Jul 7, 2014
Time In Building	10 Years 8 Months
Location Employees	6

COMPANY OVERVIEW

Locations	27,572
Size Occupied	35,778,349 SF
Highest Use by Size	96% Retail
Employees	410,000
Credit Rating	C-50 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Accommodation and Food Services

SIC	Eating Places - 5812
NAICS	Fast Food Restaurants - 722513
Established	1965
Parent Company	Franchise World Headquarters, LLC
Website	https://www.subway.com/en-us/about-us/history
Headquarters	1 Corporate Dr Shelton, CT 06484, USA

Tenant Location Detail Report

Subway at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1910

COMPANY DESCRIPTION

Subway® is simply the better choice for freshly made, convenient, and affordable food. For a reason, they are one of the world's largest restaurant brands, serving up a crave-able menu with better options to their millions of fans, every day. Whether it's their bread baked fresh daily, new flavorful signature subs or their classic fan favorites made fresh to order, Subway® delivers a quality, delicious meal that people can feel good about. The Subway® story began in 1965 when Fred DeLuca asked his family friend, Dr. Peter Buck, a nuclear physicist, for advice on how to pay his college tuition. With an idea to open a submarine sandwich shop and an initial investment from Dr. Buck, the two formed a business partnership that would ultimately change the landscape of the quick-service restaurant industry.

BUILDING OVERVIEW

Address	1190 E Centerton Blvd	Built/Renovated	2006
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,612 SF	Landlord	Petromark Inc
Rating	3 Star		
Property Type	Retail		

CONTACTS

Name	Contact Info	Address
Monica Sadler Director of Leasing	(203) 877-4281 (p) sadler_m@subway.com	1 Corporate Dr, Suite 1000 Shelton, CT 06484

Tenant Location Detail Report

Complete Chiropractic Solutions at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 715-8027



LOCATION DETAIL

Space Use	Retail	Commencement	Feb 3, 2016
Size Occupied	1,380 SF		
Floor	1		
Suite	435		
% of Building	5.1%		
Location Established	2016		
Occupancy Type	Leased		
Moved In	Feb 3, 2016		
Time In Building	9 Years 1 Month		

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1	SIC	Chiropractors - 8041
Size Occupied	1,380 SF	NAICS	Offices of Chiropractors - 621310
Industry	Health Care and Social Assistance	Website	www.completechiropracticsolutions.com

Complete Chiropractic Solutions at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 715-8027

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

CONTACTS

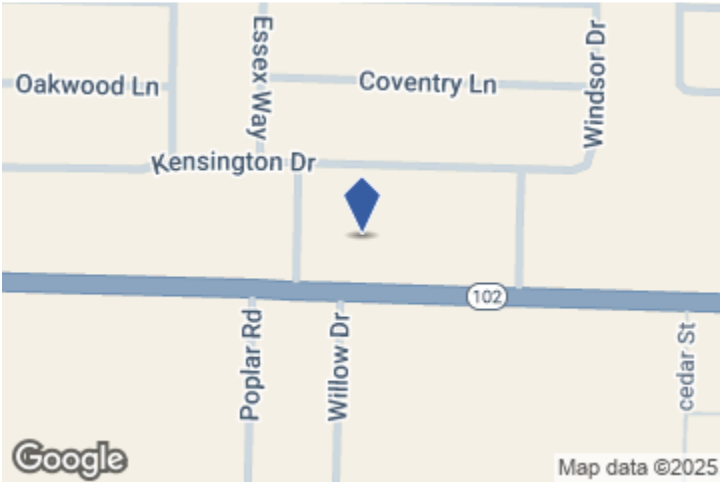
Name	Contact Info	Address
Michael C Colgrove Sales		401-439 W Centerton Blvd, Suite 435 Centerton, AR 72719

Tenant Location Detail Report

H&R Block at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1555



LOCATION DETAIL

Space Use	Retail
Store Type	Acctg/Tax Prep
Size Occupied	1,287 SF
Floor	1
% of Building	12.1%
Location Established	2014
Occupancy Type	Leased
Moved In	Jun 30, 2014
Time In Building	10 Years 9 Months
Location Employees	4

COMPANY OVERVIEW

Locations	10,070
Size Occupied	15,040,275 SF
Highest Use by Size	76% Retail
Employees	70,900
Revenue	\$3,610,347,000 (2024)
Credit Rating	A-82 (Very Low Risk)
Growth	Stable
Territory	International
Industry	Professional, Scientific, and Technical Services

SIC	Tax Return Preparation - 7291
NAICS	Tax Preparation Services - 541213
Ticker	HRB (NYSE)
Established	1955
Website	www.hrblock.com
Headquarters	1301 Main St Kansas City, MO 64105, USA

Tenant Location Detail Report

H&R Block at 1190 E Centerton Blvd



Centerton, AR 72719
(479) 795-1555

COMPANY DESCRIPTION

H&R Block is a global consumer tax services provider, having prepared hundreds of millions in tax returns since 1955. There are franchise retail locations in all states, Puerto Rico and other U.S. territories, and on U.S. military bases around the world. Their branded retail office is located within five miles of most Americans.

BUILDING OVERVIEW

Address	1190 E Centerton Blvd	Built/Renovated	2006
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18 NNN
Size	10,612 SF	Landlord	Petromark Inc
Rating	3 Star		
Property Type	Retail		

CONTACTS

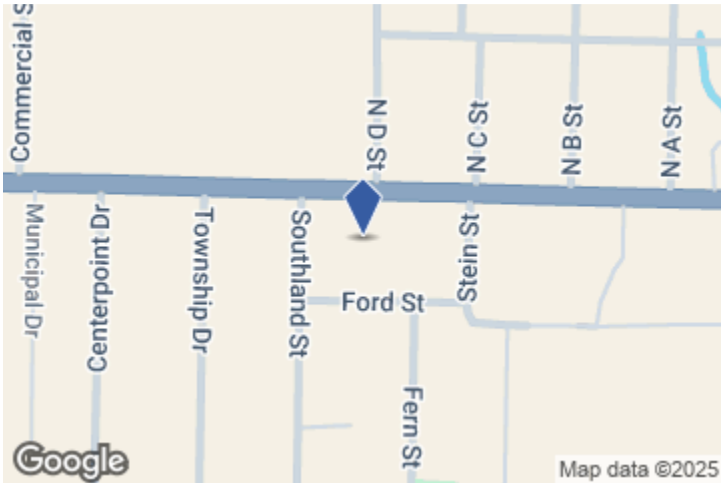
Name	Contact Info	Address
Cathi Reed Director of Field Operations and Real Estate	(540) 891-1558 (p)	1301 Main St Kansas City, MO 64105

Tenant Location Detail Report

G3 Energy and Nutrition at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,200 SF
Floor	1
% of Building	4.4%
Location Established	2022
Occupancy Type	Leased
Moved In	Dec 7, 2022
Time In Building	2 Years 3 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd
Building Name	Beckendale Plaza
Center Name	Beckendale Plaza
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	27,000 SF
Rating	2 Star
Property Type	Retail
Center Type	Strip Center

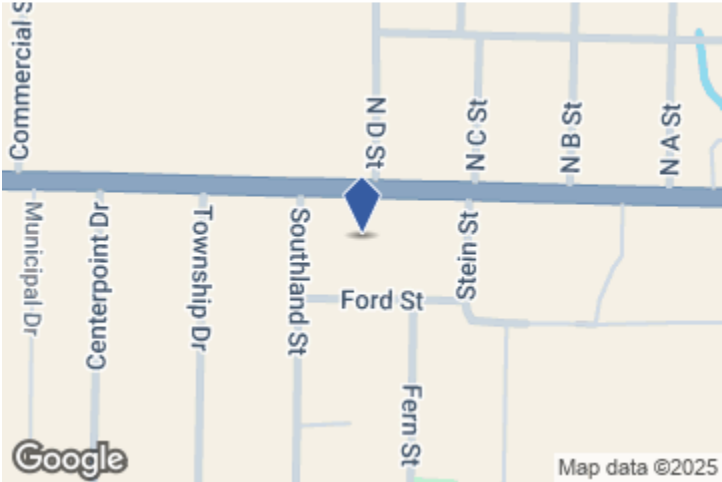
Built/Renovated	1992
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$11 - 13
Landlord	Rick Kemp
Leasing Agent	Steve Fineberg & Associates, Inc

Tenant Location Detail Report

Daylight Donuts at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 224-6652



LOCATION DETAIL

Space Use	Retail
Store Type	Donut Shop
Size Occupied	1,200 SF
Floor	1
% of Building	4.4%
Location Established	2018
Occupancy Type	Leased
Moved In	Jan 22, 2018
Time In Building	7 Years 2 Months

Commencement	Jan 22, 2018
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TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Daylight Donuts at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 224-6652

COMPANY OVERVIEW

Locations	409	SIC	Retail Bakeries - 5461
Size Occupied	637,653 SF	NAICS	Baked Goods Stores - 445291
Highest Use by Size	86% Retail	Established	1954
Employees	1,000	Website	www.daylightdonuts.com
Credit Rating	A-71 (Very Low Risk)	Headquarters	11707 E 11th St Tulsa, OK 74128, USA
Growth	Stable		
Territory	International		
Industry	Retailer		

COMPANY DESCRIPTION

Daylight Donut Flour Company, LLC is a privately held company led by an experienced management team. Daylight was founded in 1954 in Tulsa, Oklahoma and today has over 900 retail outlets worldwide. Daylight's foundation is that of an entrepreneurial culture. They are the licensor of the Daylight Donut name, concept, and process by which "Genuine" Daylight Donuts are made.

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

CONTACTS

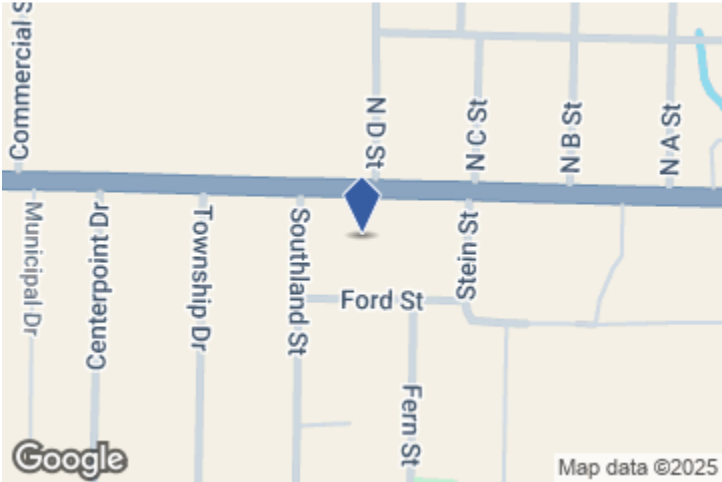
Name	Contact Info	Address
Sheila Bond Senior Vice President	(918) 438-0800 (p)	11707 E 11th St Tulsa, OK 74128

Tenant Location Detail Report

Royal Egg Roll at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-1330



LOCATION DETAIL

Space Use	Retail	Commencement	Mar 16, 2017
Store Type	Restaurant		
Size Occupied	1,200 SF		
Floor	1		
% of Building	4.4%		
Location Established	2017		
Occupancy Type	Leased		
Moved In	Mar 16, 2017		
Time In Building	8 Years		
Location Employees	7		

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1	SIC	Eating Places - 5812
Size Occupied	1,200 SF	NAICS	Dine-In Restaurants - 722511
Industry	Accommodation and Food Services	Website	http://ww38.royaleggrolls.com

Royal Egg Roll at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719
(479) 795-1330



BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Live + Well at 3500 SW Regional Airport Rd
BOS Park - Bentonville, AR 72712



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,200 SF
Floor	1
Suite	2
% of Building	13.6%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 2, 2019
Time In Building	5 Years 3 Months

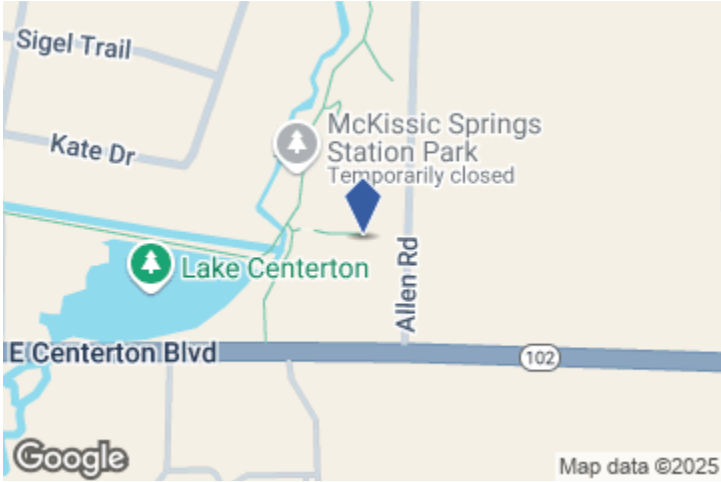
BUILDING OVERVIEW

Address	3500 SW Regional Airport Rd
Building Name	BOS Park
Building Park	BOS Park
Market	Fayetteville/Springdale/Rogers
Submarket	Bentonville
Location Type	Suburban
Size	8,800 SF
Rating	3 Star
Property Type	Retail
Secondary Type	Freestanding

Built/Renovated	2018
Tenancy	Multi
Owner Occupied	Yes
CoStar Est. Retail Rent	\$25 - 31
Landlord	Rory Lyle Thompson
Leasing Agent	The Brandon Group

Tenant Location Detail Report

TCBY at 504 E Centerton Blvd
Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Store Type	Ice Cream
Size Occupied	1,000 SF
Floor	1
Suite	570
% of Building	6.6%
Location Established	2021
Occupancy Type	Leased
Moved In	Feb 5, 2021
Time In Building	4 Years 1 Month

TENANT INSIGHTS

Neighbors Moving In: 2 tenants moved into the building between September 2024 and January 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

TCBY at 504 E Centerton Blvd



Centerton, AR 72719

COMPANY OVERVIEW

Locations	152	SIC	Eating Places - 5812
Size Occupied	212,230 SF	NAICS	Snack and Nonalcoholic Beverage Bars - 722515
Highest Use by Size	97% Retail	Established	1981
Employees	6,800	Parent Company	Famous Brands International
Credit Rating	A-74 (Very Low Risk)	Website	https://www.tcbby.com/
Growth	Stable	Headquarters	8001 Arista Pl Broomfield, CO 80021, USA
Territory	International		
Industry	Accommodation and Food Services		

COMPANY DESCRIPTION

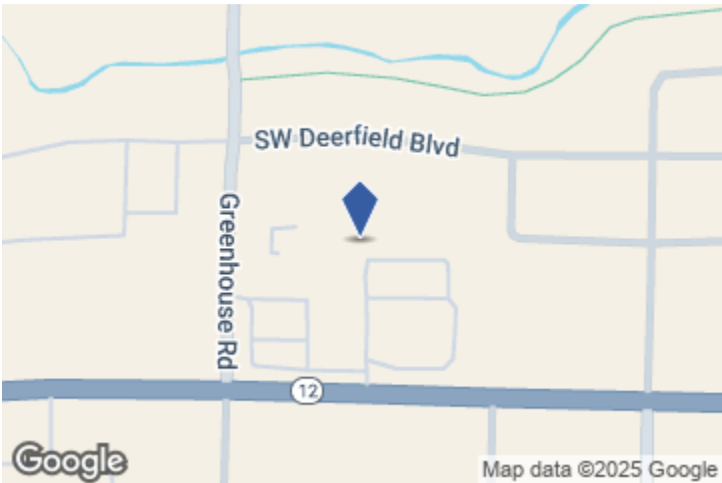
TCBY® is the original and most well-known frozen yogurt brand, leading the market in nutrition, taste and product quality. Serving communities nationwide for 40 years, TCBY® is a successful model that has fueled the growth of a thriving industry. TCBY, which currently has over 250 franchise locations worldwide, offers an extensive product line, with most yogurt flavors in varieties that are low in fat, nonfat, or no sugar added. TCBY® launched its unique frozen yogurt classification "Super FroYo" in 2011, which is still the most nutritious frozen yogurt product available in the market, as well as was the first brand to market Greek Frozen Yogurt. Also based in Broomfield, Colorado, TCBY® has been a frozen yogurt innovator from the day its first shop opened in Little Rock, Arkansas in 1981

BUILDING OVERVIEW

Address	504 E Centerton Blvd	Built/Renovated	2020
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$19 - 23
Size	15,211 SF	Landlord	Mark S & Julie S F Deihl
Rating	3 Star	Leasing Agent	Keller Williams Market Pro Realty
Property Type	Retail		
Secondary Type	Storefront Retail/Office		

Tenant Location Detail Report

u Storage at 3600 SW Regional Airport Blvd
Bentonville, AR 72713



LOCATION DETAIL

Space Use	Retail
Size Occupied	1,000 SF
Floor	1
Suite	10
% of Building	9.7%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 2, 2019
Time In Building	5 Years 3 Months

BUILDING OVERVIEW

Address	3600 SW Regional Airport Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Bentonville
Location Type	Suburban
Size	10,348 SF
Rating	3 Star
Property Type	Retail

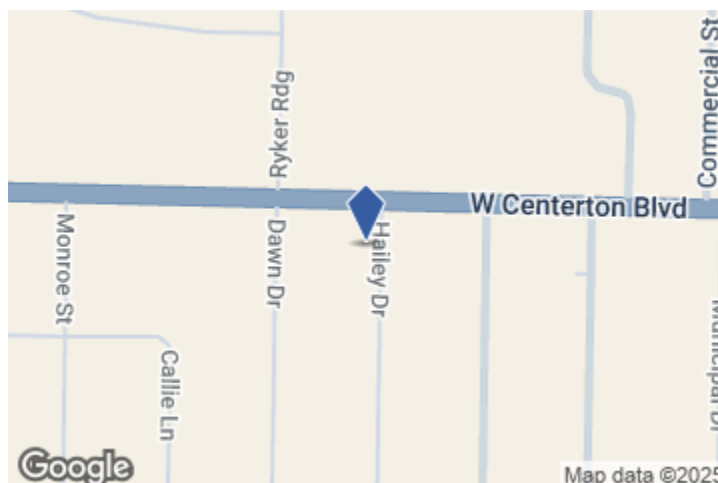
Built/Renovated	2018
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$17 - 20
Landlord	Keith, Miller, Butler, Schneider & Pawwlik, PLLC

Tenant Location Detail Report

102 Salon at 100-112 Hailey Dr

★★★★★

Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	850 SF
Floor	1
Suite	112
% of Building	12.1%
Location Established	2012
Occupancy Type	Leased
Moved In	Feb 1, 2012
Time In Building	13 Years 1 Month
Starting Rent	\$7.05 NNN
Effective Rent	\$7.05 NNN

Deal Type	New Lease
Signed	Feb 1, 2012
Term	1 Year
Months To Lease	10 Months

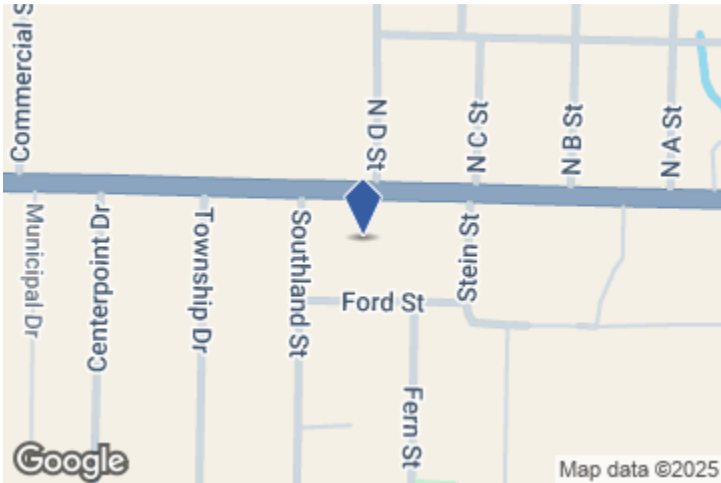
BUILDING OVERVIEW

Address	100-112 Hailey Dr
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Last Sale Date	Dec 18, 2013
Size	7,000 SF
Rating	3 Star
Property Type	Retail
Center Type	Strip Center
Secondary Type	Freestanding

Built/Renovated	2005
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$10 - 13
Leasing Agent	Market Pro Realty and suppliers

Tenant Location Detail Report

Lucas Law Firm at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	800 SF
Floor	1
Suite	417
% of Building	3%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Lucas Law Firm at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719

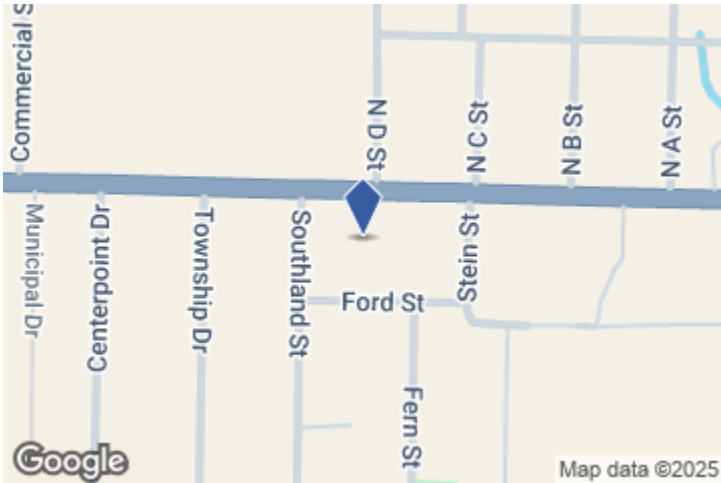


BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Happy Daze at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719



LOCATION DETAIL

Space Use	Retail
Size Occupied	600 SF
Floor	1
% of Building	2.2%
Location Established	2019
Occupancy Type	Leased
Moved In	Dec 24, 2019
Time In Building	5 Years 3 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

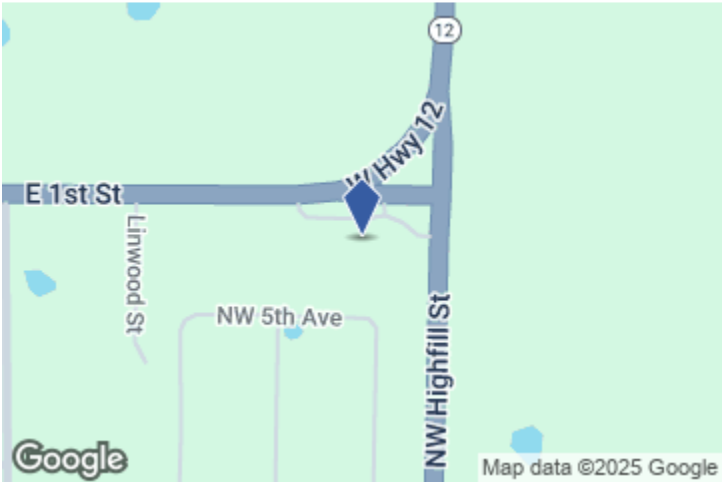
Address	401-439 W Centerton Blvd
Building Name	Beckendale Plaza
Center Name	Beckendale Plaza
Market	Fayetteville/Springdale/Rogers
Submarket	Outlying Benton County
Location Type	Suburban
Size	27,000 SF
Rating	2 Star
Property Type	Retail
Center Type	Strip Center

Built/Renovated	1992
Tenancy	Multi
Owner Occupied	No
CoStar Est. Retail Rent	\$11 - 13
Landlord	Rick Kemp
Leasing Agent	Steve Fineberg & Associates, Inc

Hunt Brothers Pizza at 14939 W Highway 12



Phillips 66 - Gentry, AR 72734
(479) 736-5161



LOCATION DETAIL

Space Use	Retail
Store Type	Pizza
Size Occupied	600 SF
Floor	1
% of Building	16.8%
Location Established	2025
Occupancy Type	Leased
Moved In	Feb 21, 2025
Time In Building	1 Month

TENANT INSIGHTS

Neighbors Moving In: Hunt Brothers Pizza moved into the building in February 2025.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Hunt Brothers Pizza at 14939 W Highway 12



Phillips 66 - Gentry, AR 72734
(479) 736-5161

COMPANY OVERVIEW

Locations	981	SIC	Eating Places - 5812
Size Occupied	650,681 SF	NAICS	Fast Food Restaurants - 722513
Highest Use by Size	90% Retail	Established	1991
Employees	8,000	Website	huntbrotherspizza.com
Credit Rating	A-77 (Very Low Risk)	Headquarters	4020 Jordon Station Rd Nashville, TN 37218, USA
Growth	Stable		
Territory	National		
Industry	Accommodation and Food Services		

COMPANY DESCRIPTION

Hunt Brothers® Pizza is a story of four brothers bringing to life the American dream, for their families and their customers. Don, Charlie, Jim, and Lonnie Hunt got their start on a long journey in the food business at a young age working for their father at Austin's Drive-In. In 1991, the brothers combined each of their decades of experience and knowledge in the pizza and convenience store industries, founding the company now known as Hunt Brothers Pizza. Today, the company remains family owned with the next generation of the Hunt family ensuring the brothers' core mission of being a blessing remains the same.

BUILDING OVERVIEW

Address	14939 W Highway 12	Tenancy	Multi
Building Name	Phillips 66	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$13 - 15
Submarket	Outlying Benton County	Landlord	Arif Chaudhry
Location Type	Suburban		
Size	3,577 SF		
Rating	2 Star		
Property Type	Retail		
Secondary Type	Service Station		

Dollar Rent A Car at 1 Airport Blvd



AVIS - Bentonville, AR 72712
(866) 434-2226



LOCATION DETAIL

Space Use	Retail
Store Type	Auto Rental
Size Occupied	500 SF
Floor	1
Suite	107
% of Building	0.2%
Location Established	2012
Occupancy Type	Leased
Moved In	Jul 18, 2012
Time In Building	12 Years 8 Months
Location Employees	25

COMPANY OVERVIEW

Locations	171
Size Occupied	194,342 SF
Highest Use by Size	62% Retail
Employees	4,500
Credit Rating	C-50 (Moderate Risk)
Growth	Stable
Territory	International
Industry	Rental and Leasing Services

SIC	Automobile Rental - 7514
NAICS	Passenger Car Rental - 532111
Ticker	HTZ
Established	1965
Parent Company	Hertz Global Holdings, Inc.
Website	https://www.dollar.com/
Headquarters	8501 S Williams Rd Estero, FL 33928, USA

Dollar Rent A Car at 1 Airport Blvd



AVIS - Bentonville, AR 72712
(866) 434-2226

COMPANY DESCRIPTION

Dollar Car Rental was founded in 1965 by Henry J. Caruso as Dollar Rent A Car. Dollar now operates globally as a well-recognized brand in the rental car industry and is a subsidiary of The Hertz Corporation, headquartered in Estero, Florida.

The foundation of Dollar Car Rental is built on a philosophy of exceptional customer service. Their attention to customer service and their high quality fleet of rental vehicles helps make both leisure vacation travel and business travel easier for their customers.

Their special rental car offers and low everyday rates assist clients in keeping their travel plans within their budget. Dollar Car Rental has convenient national and worldwide car rental locations to service you. In addition, their Dollar Express Rewards program offers additional benefits to make current travel plans easier and helps customers earn rewards towards future rentals as well!

BUILDING OVERVIEW

Address	1 Airport Blvd	Built/Renovated	1990
Building Name	AVIS	Tenancy	Multi
Market	Fayetteville/Springdale/Rogers	Owner Occupied	No
Submarket	Outlying Benton County	CoStar Est. Retail Rent	\$15 - 18
Location Type	Suburban		
Size	254,536 SF		
Rating	2 Star		
Property Type	Retail		

CONTACTS

Name	Contact Info	Address
Joshua Blum VP, Global Real Estate & Concessions	(239) 301-7000 (p) jblum@hertz.com	8501 S Williams Rd Estero, FL 33928

Tenant Location Detail Report

AAA Mini Storage at 1619 Centerton



AAA Mini-Storage - Centerton, AR 72719
(479) 445-3318



LOCATION DETAIL

Space Use	Retail	Signed	Jan 1, 2009
Size Occupied	500 SF	Commencement	Jan 1, 2009
Floor	1		
% of Building	0.5%		
Location Established	2009		
Occupancy Type	Leased		
Moved In	Jan 1, 2009		
Time In Building	16 Years 2 Months		

COMPANY OVERVIEW

Locations	1	SIC	Gnrl Warehousing And Stor - 4225
Size Occupied	500 SF	NAICS	Lessors of Miniwarehouses and Self-Storage Units - 531130
Industry	Real Estate		

BUILDING OVERVIEW

Address	1619 Centerton	Built/Renovated	2005
Building Name	AAA Mini-Storage		
Market	Fayetteville/Springdale/Rogers		
Submarket	Outlying Benton County		
Location Type	Suburban		
Size	100,000 SF		
Rating	3 Star		
Property Type	Specialty		
Secondary Type	Self-Storage		

Tenant Location Detail Report

SERC Physical Therapy at 1230-1240 E Centerton Blvd



Centerton, AR 72719
(479) 795-0173



LOCATION DETAIL

Space Use	Retail
Store Type	Health Care
Size Occupied	500 SF
Floor	1
% of Building	10.8%
Location Established	2018
Occupancy Type	Leased
Moved In	Jun 30, 2018
Time In Building	6 Years 9 Months

Commencement	Jun 30, 2018
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COMPANY OVERVIEW

Locations	36
Size Occupied	84,636 SF
Highest Use by Size	63% Retail
Employees	270
Growth	Stable
Territory	Regional
Industry	Health Care and Social Assistance

SIC	Health Practitioners, NEC - 8049
NAICS	Offices of Physical, Occupational and Speech Therapists, and Audiologists
Established	1997
Parent Company	Upstream Rehabilitation, Inc.
Website	https://serc.urpt.com/
Headquarters	6397 Lee Hwy Chattanooga, TN 37421, USA

SERC Physical Therapy at 1230-1240 E Centerton Blvd



Centerton, AR 72719
(479) 795-0173

COMPANY DESCRIPTION

SERC was founded in 1997 and initially opened three clinics in the Kansas City area to provide high quality, personalized therapy services. It is their philosophy at SERC to provide individualized therapy, based from standard, accepted orthopedic protocols and practices. Along with manual therapy, they use a very active, exercise-based approach in the treatment of their patients. Modalities are used in their clinics as adjuncts to this functional, active approach. All patients receive a home exercise program to support activities learned in therapy. Treatment and discharge planning are aimed at returning their patients to their normal functional activities at work and home.

BUILDING OVERVIEW

Address	1230-1240 E Centerton Blvd	Built/Renovated	2016 / 2022
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 19
Last Sale Date	Dec 21, 2021	Landlord	Trenton Merle McCord
Last Sale Price	\$1,454,469 (\$313.80/SF)		
Size	4,635 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Freestanding		

CONTACTS

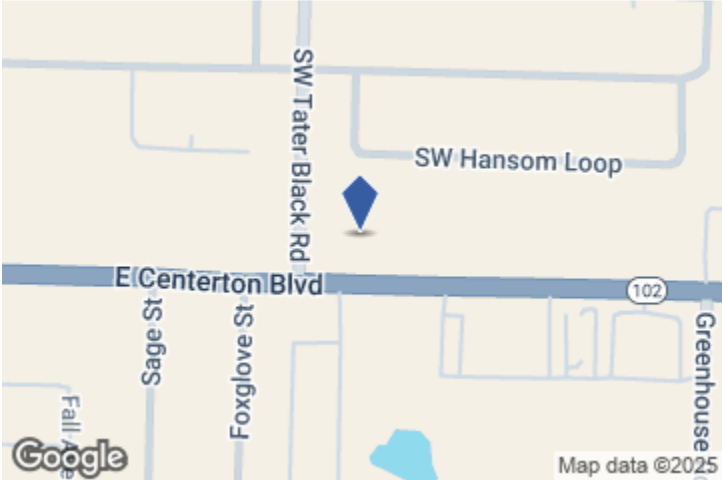
Name	Contact Info	Address
Matt Thessing Owner, Physical Therapist	(479) 795-0173 (p)	1230-1240 E Centerton Blvd Centerton, AR 72719

Tenant Location Detail Report

Schlotsky's at 1644 E Centerton Blvd



Bentonville, AR 72712
(479) 319-2998



LOCATION DETAIL

Space Use	Retail
Store Type	Sub Sandwich
Size Occupied	500 SF
Floor	1
% of Building	25%
Location Established	2024
Occupancy Type	Leased
Moved In	May 22, 2024
Time In Building	10 Months

TENANT INSIGHTS

Neighbors Moving In: Schlotsky's moved into the building in May 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

Tenant Location Detail Report

Schlotzsky's at 1644 E Centerton Blvd



Bentonville, AR 72712
(479) 319-2998

COMPANY OVERVIEW

Locations	356	SIC	Eating Places - 5812
Size Occupied	940,814 SF	NAICS	Fast Food Restaurants - 722513
Highest Use by Size	97% Retail	Established	1971
Employees	2,000	Parent Company	Roark Capital Acquisition LLC
Credit Rating	A-87 (Very Low Risk)	Website	www.schlotzskys.com
Growth	Stable	Headquarters	5620 Glenridge Dr NE Atlanta, GA 30342, USA
Territory	International		
Industry	Accommodation and Food Services		

COMPANY DESCRIPTION

Schlotzsky's opened in 1971 with a small restaurant on South Congress Ave. in Austin, Texas. Back then, they served only one sandwich — The Original. A unique combination of 13 ingredients served on toasted house-made sourdough bread. The Original, a sandwich as unique as the Schlotzsky's name, is still served to this day, over 45 years later. Schlotzsky's now spans across 35 states and has expanded their menu to serve up toasted sandwiches, artisan flatbreads, specialty pizzas, sliders, tacos, freshly tossed salads, gourmet soups and more.

Schlotzsky's is owned by Atlanta-based FOCUS Brands Inc., the franchisor and operator of over 5.5K Carvel, Cinnabon, Schlotzsky's, Moe's Southwest Grill, Auntie Anne's, McAlister's Deli and Seattle's Best Coffee on certain military bases and in certain international markets.

BUILDING OVERVIEW

Address	1644 E Centerton Blvd	Built/Renovated	2023
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Bentonville	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18
Size	2,000 SF		
Rating	3 Star		
Property Type	Retail		
Secondary Type	Restaurant		

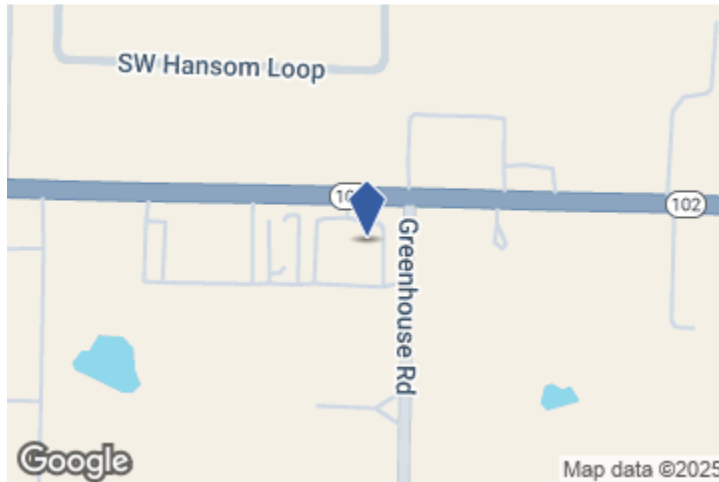
Tenant Location Detail Report

First Security Bank at 1777 E Centerton Blvd



Centerton, AR 72719

(877) 611-3118



LOCATION DETAIL

Space Use	Retail	Commencement	Mar 31, 2018
Store Type	Bank		
Size Occupied	500 SF		
% of Building	20%		
Location Established	2018		
Occupancy Type	Leased		
Moved In	Mar 31, 2018		
Time In Building	7 Years		
Location Employees	12		

COMPANY OVERVIEW

Locations	18	SIC	Banks, Ntl Commercial - 6021
Size Occupied	90,543 SF	NAICS	Commercial Banking - 522110
Highest Use by Size	70% Retail	Established	1903
Employees	200	Website	www.1stsecuritybank.com
Credit Rating	A-75 (Very Low Risk)	Headquarters	809 Clark St Charles City, IA 50616, USA
Growth	Stable		
Territory	National		
Industry	Finance and Insurance		

First Security Bank at 1777 E Centerton Blvd



Centerton, AR 72719
(877) 611-3118

COMPANY DESCRIPTION

The mission of First Security is to remain an independent financial service organization, characterized by progressive innovation, outstanding financial performance and a full complement of financial solutions for consumers and businesses. First Security will be a profitable community-oriented bank, responsive to the needs of the trade area served by the organization. Member FDIC.

BUILDING OVERVIEW

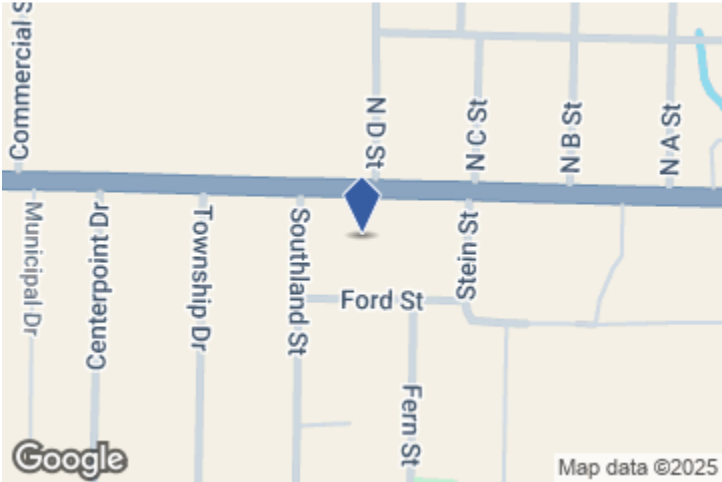
Address	1777 E Centerton Blvd	Built/Renovated	2017
Market	Fayetteville/Springdale/Rogers	Tenancy	Single
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$12 - 15
Size	2,495 SF	Landlord	Theodore P Oehlberg
Rating	3 Star		
Property Type	Retail		
Secondary Type	Bank		

Tenant Location Detail Report

Estrada's at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-4305



LOCATION DETAIL

Space Use	Retail
Store Type	Restaurant
Size Occupied	500 SF
Floor	1
% of Building	1.9%
Location Established	2024
Occupancy Type	Leased
Moved In	Apr 20, 2024
Time In Building	11 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1	SIC	Eating Places - 5812
Size Occupied	500 SF		
Industry	Retailer		

Estrada's at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-4305

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Bentonville Birth Services, Llc at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(206) 348-9786



LOCATION DETAIL

Space Use	Retail
Size Occupied	500 SF
Floor	1
% of Building	1.9%
Location Established	2024
Occupancy Type	Leased
Moved In	Apr 14, 2024
Time In Building	11 Months

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1
Size Occupied	500 SF
Industry	Professional, Scientific, and Technical Services

SIC	Services, NEC - 8999
NAICS	Professional, Scientific, and Technical Services - 541990
Website	https://bentonvillebirthservices.com/contact

Bentonville Birth Services, Llc at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(206) 348-9786

BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

Tenant Location Detail Report

Imperial Cake Design at 401-439 W Centerton Blvd



Beckendale Plaza - Centerton, AR 72719
(479) 795-1444



LOCATION DETAIL

Space Use	Retail
Store Type	Donut Shop
Size Occupied	500 SF
Floor	1
% of Building	1.9%
Location Established	2016
Occupancy Type	Leased
Moved In	Jan 8, 2023
Time In Building	2 Years 2 Months
Location Employees	3

TENANT INSIGHTS

Neighbors Moving In: 3 tenants moved into the building between April 2024 and August 2024.

Recent Building Renovations: The building underwent renovation within the last 2 years.

COMPANY OVERVIEW

Locations	1
Size Occupied	500 SF
Industry	Manufacturing

SIC	Retail Bakeries - 5461
NAICS	Retail Bakeries - 311811

Imperial Cake Design at 401-439 W Centerton Blvd
Beckendale Plaza - Centerton, AR 72719
(479) 795-1444



BUILDING OVERVIEW

Address	401-439 W Centerton Blvd	Built/Renovated	1992
Building Name	Beckendale Plaza	Tenancy	Multi
Center Name	Beckendale Plaza	Owner Occupied	No
Market	Fayetteville/Springdale/Rogers	CoStar Est. Retail Rent	\$11 - 13
Submarket	Outlying Benton County	Landlord	Rick Kemp
Location Type	Suburban	Leasing Agent	Steve Fineberg & Associates, Inc
Size	27,000 SF		
Rating	2 Star		
Property Type	Retail		
Center Type	Strip Center		

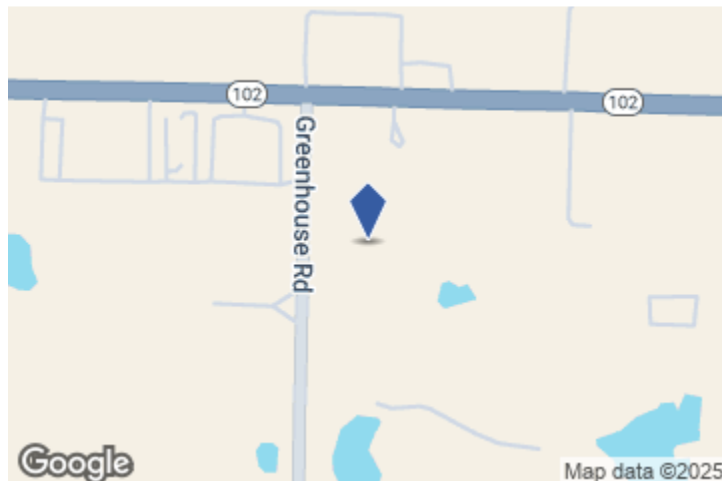
Tenant Location Detail Report

Carpet Smart at 254 Greenhouse Rd



Centerton, AR 72719

(479) 795-8520



LOCATION DETAIL

Space Use	Retail
Store Type	Real Estate
Size Occupied	500 SF
Floor	1
% of Building	4.6%
Location Established	2023
Occupancy Type	Leased
Moved In	Jun 26, 2023
Time In Building	1 Year 9 Months

COMPANY OVERVIEW

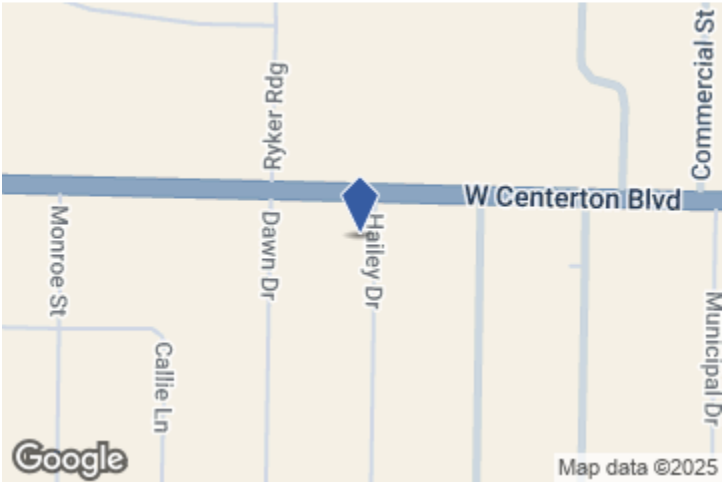
Locations	1	SIC	Single-Fam Housing Const - 1521
Size Occupied	500 SF	NAICS	Residential Remodelers - 236118
Industry	Construction	Website	http://www.flooringamerica.com/

BUILDING OVERVIEW

Address	254 Greenhouse Rd	Built/Renovated	2004
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$15 - 18
Size	10,800 SF	Landlord	Murray & Emily Mansch
Rating	3 Star	Leasing Agent	Kelley Commercial Partners
Property Type	Retail		

Tenant Location Detail Report

Compass Business Solutions at 100-112 Hailey Dr
Centerton, AR 72719
(479) 268-3560



LOCATION DETAIL

Space Use	Retail
Store Type	Acctg/Tax Prep
Size Occupied	500 SF
Floor	1
% of Building	7.1%
Location Established	2022
Occupancy Type	Leased
Moved In	Sep 29, 2022
Time In Building	2 Years 6 Months

COMPANY OVERVIEW

Locations	1
Size Occupied	500 SF
Industry	Professional, Scientific, and Technical Services

SIC	Accounting & Bookkeeping - 8721
NAICS	Accounting Services - 541219
Website	https://www.compassbusinesssolutions.net/

Compass Business Solutions at 100-112 Hailey Dr
Centerton, AR 72719
(479) 268-3560



BUILDING OVERVIEW

Address	100-112 Hailey Dr	Built/Renovated	2005
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$10 - 13
Last Sale Date	Dec 18, 2013	Leasing Agent	Market Pro Realty and suppliers
Size	7,000 SF		
Rating	3 Star		
Property Type	Retail		
Center Type	Strip Center		
Secondary Type	Freestanding		

Nwa Maid Elite at 6601 SW Mallet Rd



The Glen at Polo Park - Bentonville, AR 72712
(479) 857-7584



LOCATION DETAIL

Space Use	Retail
Size Occupied	500 SF
Floor	1
% of Building	0.1%
Location Established	2022
Occupancy Type	Leased
Moved In	Sep 24, 2022
Time In Building	2 Years 6 Months

TENANT INSIGHTS

Recent Building Renovations: The building underwent renovation within the last 2 years.

Nwa Maid Elite at 6601 SW Mallet Rd
The Glen at Polo Park - Bentonville, AR 72712
(479) 857-7584



BUILDING OVERVIEW

Address	6601 SW Mallet Rd	Built/Renovated	2006
Building Name	The Glen at Polo Park	Landlord	RREAF Holdings
Market	Fayetteville/Springdale/Rogers	Property Management	RR Living – The Glen at Polo Park
Submarket	Outer Central Benton County		
Location Type	Suburban		
Last Sale Date	Sep 29, 2022		
Last Sale Price	\$37,975,730 (\$96.99/SF)		
Size	391,559 SF		
Rating	4 Star		
Property Type	Multi-Family		
Secondary Type	Apartments		

Flagstone Mini Storage at 4400 SW Vendor Blvd
Bentonville, AR 72713



LOCATION DETAIL

Space Use	Retail
Size Occupied	500 SF
Floor	GRND
% of Building	0.8%
Location Established	2020
Occupancy Type	Leased
Moved In	Jul 1, 2020
Time In Building	4 Years 8 Months

Signed	Jul 1, 2020
Commencement	Jul 1, 2020

TENANT INSIGHTS

Upcoming Loan Maturity: A loan collateralized by this building is maturing on March 9, 2026.

Recent Building Renovations: The building underwent renovation within the last 2 years.

BUILDING OVERVIEW

Address	4400 SW Vendor Blvd
Market	Fayetteville/Springdale/Rogers
Submarket	Bentonville
Location Type	Suburban
Last Sale Date	Dec 4, 2021
Last Sale Price	\$5,600,000 (\$88.89/SF)
Size	63,000 SF
Rating	4 Star
Property Type	Specialty
Secondary Type	Self-Storage

Built/Renovated	2020
Landlord	SpareBox Storage

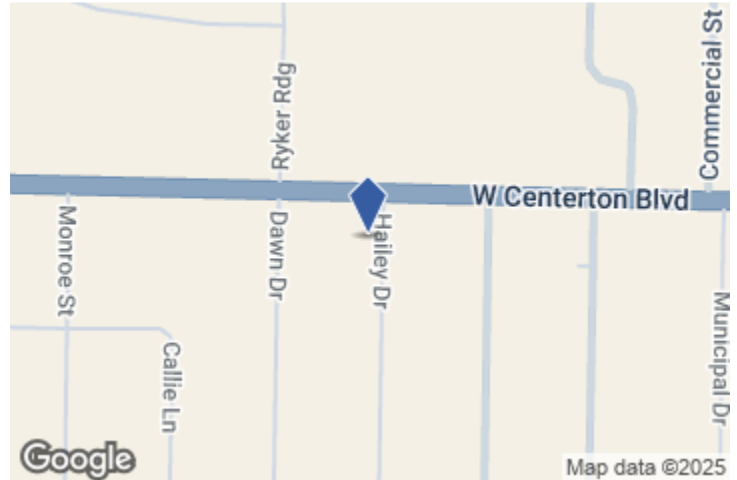
Tenant Location Detail Report

Bone Jour Pet Salon at 100-112 Hailey Dr



Centerton, AR 72719

(479) 224-6439



LOCATION DETAIL

Space Use	Retail	Commencement	Jul 6, 2016
Floor	1		
Location Established	2016		
Occupancy Type	Leased		
Moved In	Jul 6, 2016		
Time In Building	8 Years 8 Months		
Location Employees	2		

COMPANY OVERVIEW

Locations	1	SIC	Misc Retail Stores - 5999
Industry	Retailer	NAICS	Pet and Pet Supplies Retailers - 459910

BUILDING OVERVIEW

Address	100-112 Hailey Dr	Built/Renovated	2005
Market	Fayetteville/Springdale/Rogers	Tenancy	Multi
Submarket	Outlying Benton County	Owner Occupied	No
Location Type	Suburban	CoStar Est. Retail Rent	\$10 - 13
Last Sale Date	Dec 18, 2013	Leasing Agent	Market Pro Realty and suppliers
Size	7,000 SF		
Rating	3 Star		
Property Type	Retail		
Center Type	Strip Center		
Secondary Type	Freestanding		