

+/- 2,100 SF OF PRIME RETAIL SPACE FOR LEASE

3600 SE GUESS WHO DR

Bentonville, AR 72712



PROPERTY DESCRIPTION

This prime +/- 2,100 SF retail space in Bentonville offers an exceptional opportunity for businesses seeking high visibility and foot traffic. Located off Walton Blvd, which sees approx. 36,000 VPD, this suite is also near Rainbow Curve, a major intersection with an average of 27,000 VPD. Nestled within a bustling multi-tenant center, this suite shares a building with popular local businesses like Ozark Mountain Bagel Company and Big Whiskey's restaurant, ensuring a steady stream of potential customers. Currently occupied by a vape shop, the suite features a spacious retail floor, abundant natural light, and ample window space to showcase your business. Signage opportunities on front and back of the building, as well as the entrance door. Offered on a NNN lease, tenant is responsible for all utilities, prorata share of trash, gen liability, prorated portion of taxes, property insurance, and CAM. A minimum 4-year term is required. Don't miss this prime retail opportunity in one of Bentonville's busiest areas!

PROPERTY HIGHLIGHTS

- +/- 2,100 SF Retail Space
- Prime Location with High Visibility
- Ample Parking for Employees and Customers
- Situated near Rainbow Curve (27,000 VPD Average)

OFFERING SUMMARY

Lease Rate:	\$37.00 SF/yr (NNN)
Available SF:	2,100 SF
Building Size:	13,190 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,543	20,438	47,697
Total Population	3,362	52,671	129,368
Average HH Income	\$101,629	\$125,961	\$130,637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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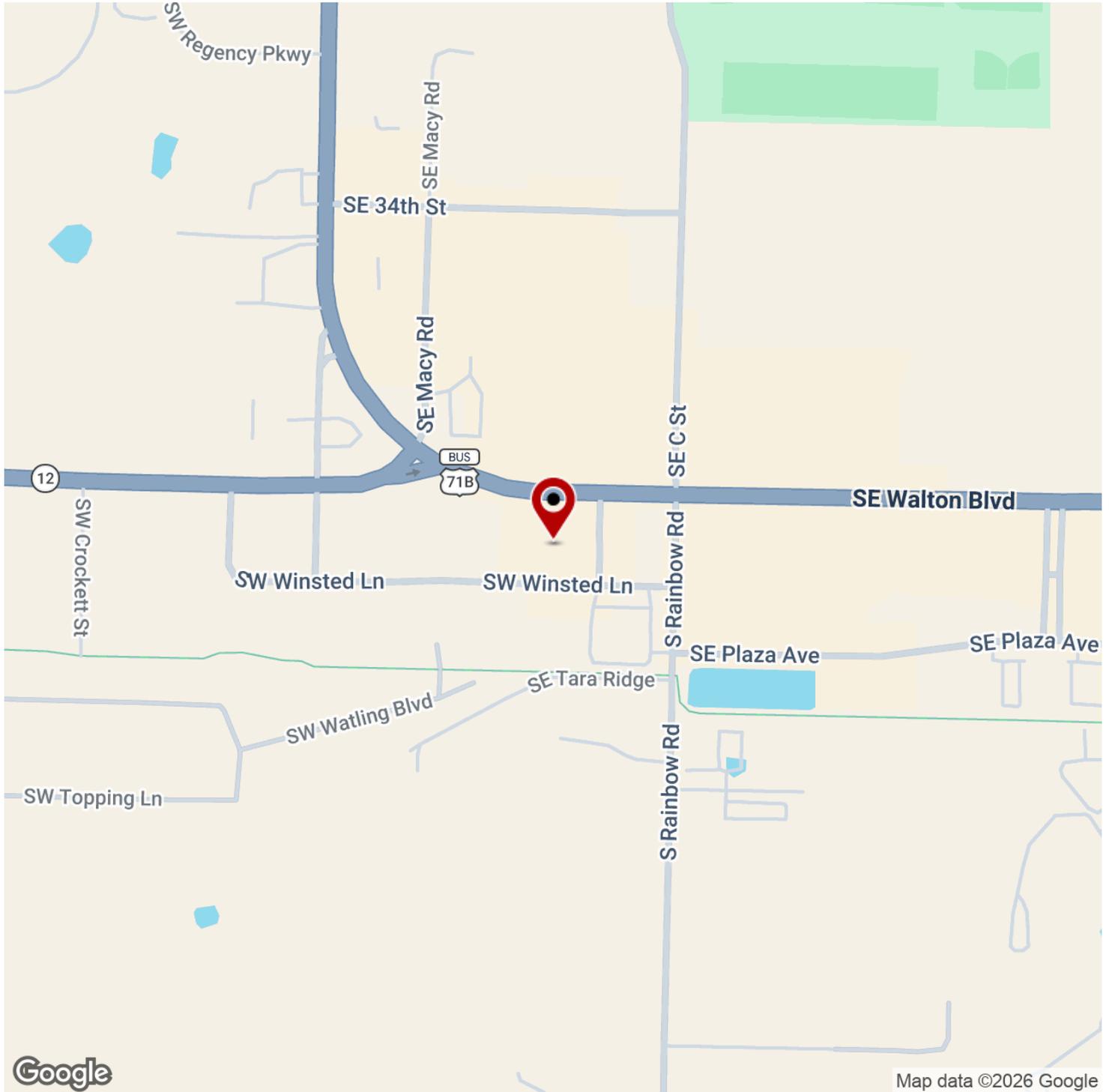
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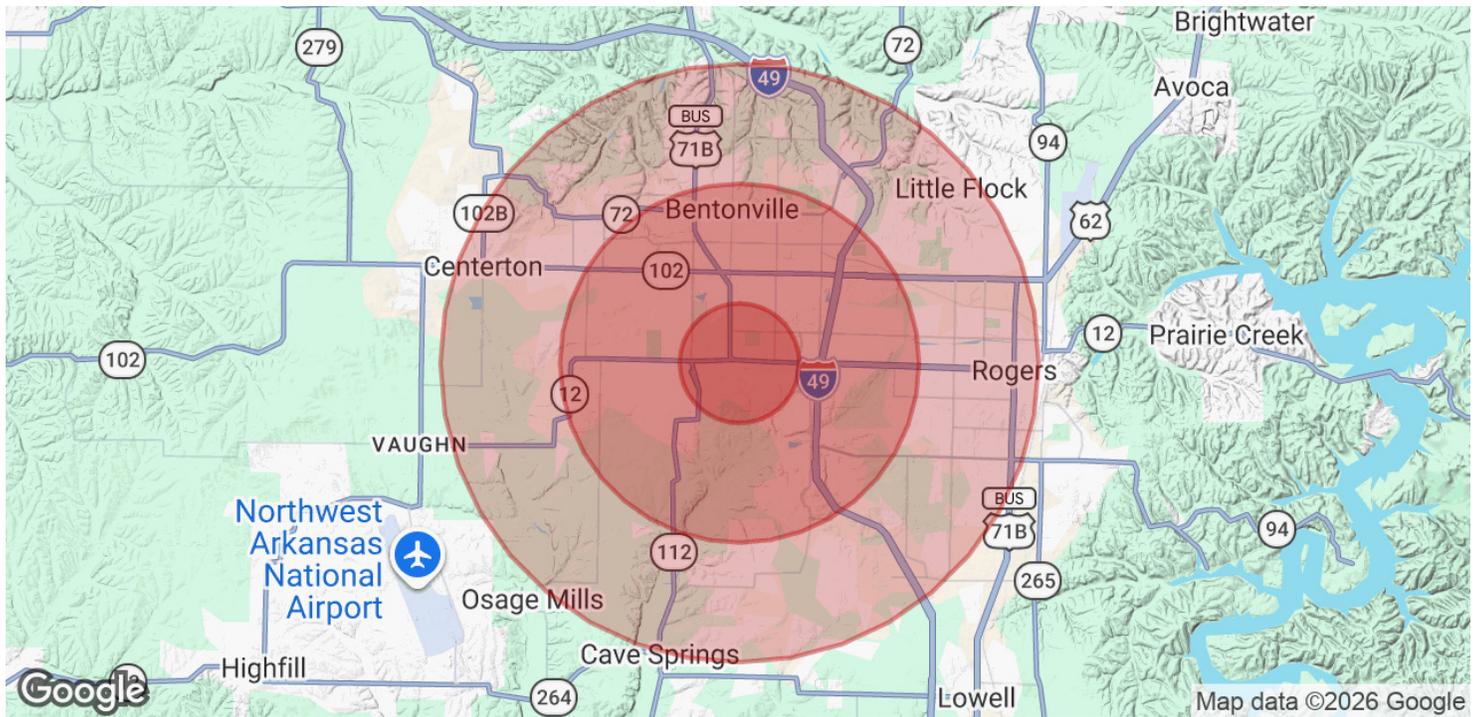
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,362	52,671	129,368
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	37	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,543	20,438	47,697
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$101,629	\$125,961	\$130,637
Average House Value	\$372,324	\$384,404	\$383,140

Demographics data derived from AlphaMap

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