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# COMMERCIAL LAND/BUILDING FOR SALE

## 100 W 1<sup>st</sup> Street, Centerton, Arkansas



**N Main St**  
**10,000 VPD**

**CONTACT US TODAY**  
479.271.6118 | [mosestucker.com](https://mosestucker.com)





## Property Understanding

### OVERVIEW

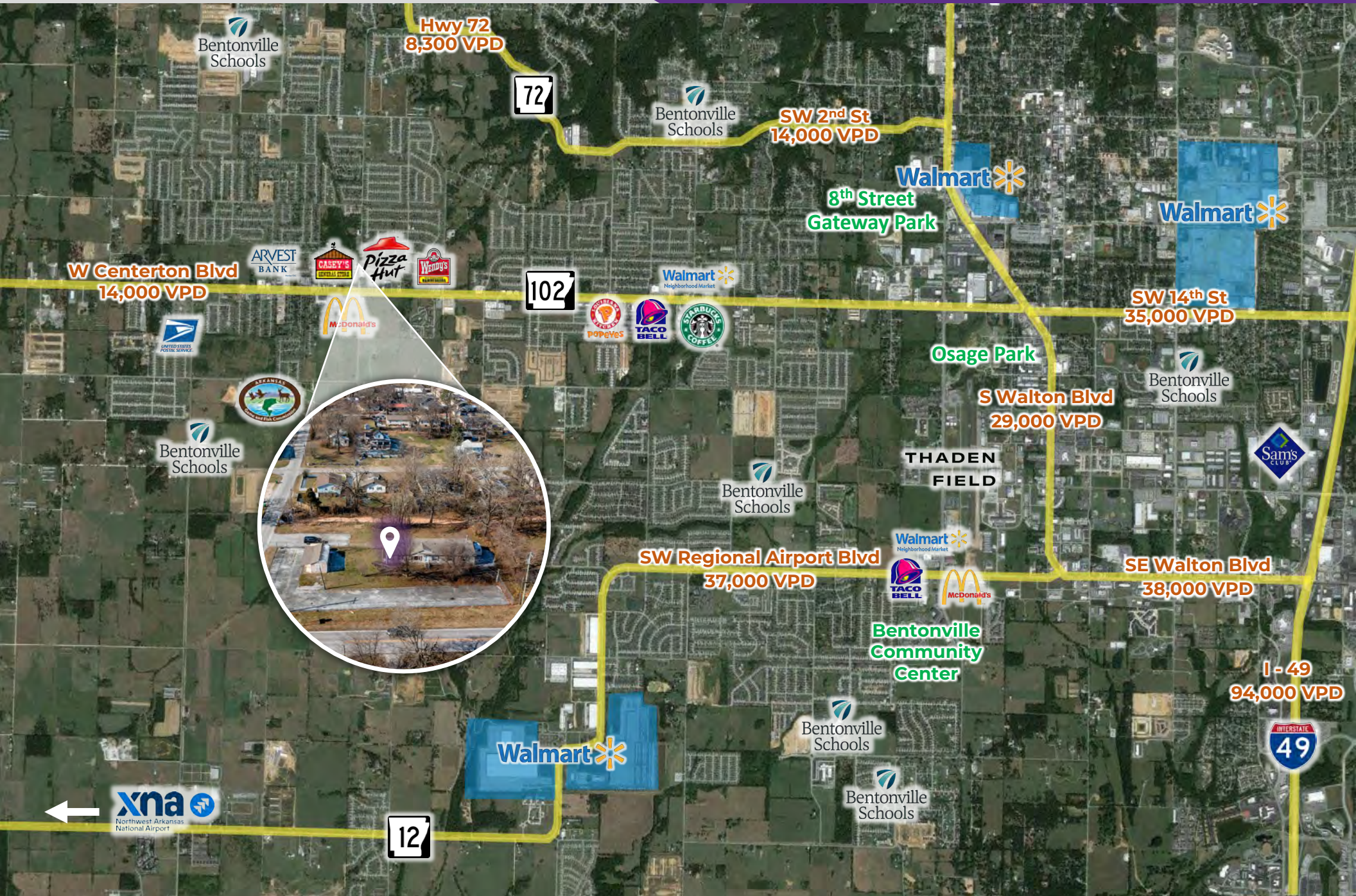
<b>Offering</b>	For Sale
<b>Price</b>	\$550,000
<b>Address</b>	100 W 1 <sup>st</sup> Street
<b>City/State</b>	Centerton, AR 72719
<b>Property Type</b>	Commercial Land/Building
<b>Land Size</b>	±0.70 Acres
<b>Building Size</b>	±448 SF (office) & ±2,280 SF (mobile home)
<b>Zoning</b>	C-1
<b>Traffic Count</b>	<ul style="list-style-type: none"> <li>○ N Main St – 10,000 VPD</li> <li>○ W Centerton Blvd – 14,000 VPD</li> <li>○ E Centerton Blvd – 28,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Located in downtown Centerton on the corner of N Main St (10,000 VPD) and W 1<sup>st</sup> Street
- Excellent visibility with approximately 188 linear feet of frontage on N Main Street, which connects Highway 102 and Highway 72
- Great location for retail or office development
- 0.2 miles to E Centerton Blvd (28,000 VPD) and 1.6 miles to Highway 72 (8,300 VPD)
- 6.1 miles to I-49 (94,000 VPD)





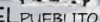




## LOOKING SOUTHEAST



**E Centerton Blvd**  
28,000 VPD



EL PUEBLITO  
Mexican Restaurant



**W Centerton Blvd**  
14,000 VPD



**MARRS**  
MERCANTILE  
fine crafts & goods  
CENTERTON, AR



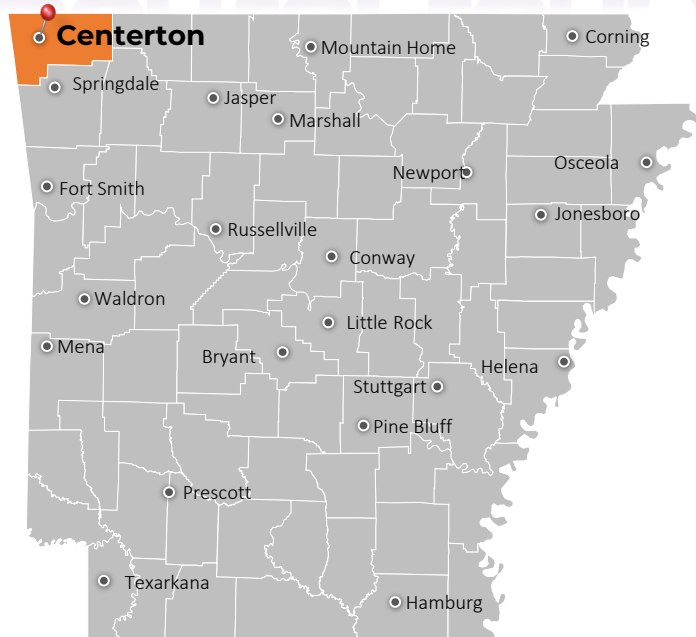
**W 1st Street**

**N Main St**  
10,000 VPD





## Centerton, AR



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


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

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	43,631	76,876	208,926
<b>Households</b>	15,262	27,816	78,451
<b>Average Age</b>	32.8	33.7	37.4
<b>Average Household Income</b>	\$134,973	\$135,736	\$125,795
<b>Businesses</b>	551	1,866	5,679

*\*Demographic details based on property location*

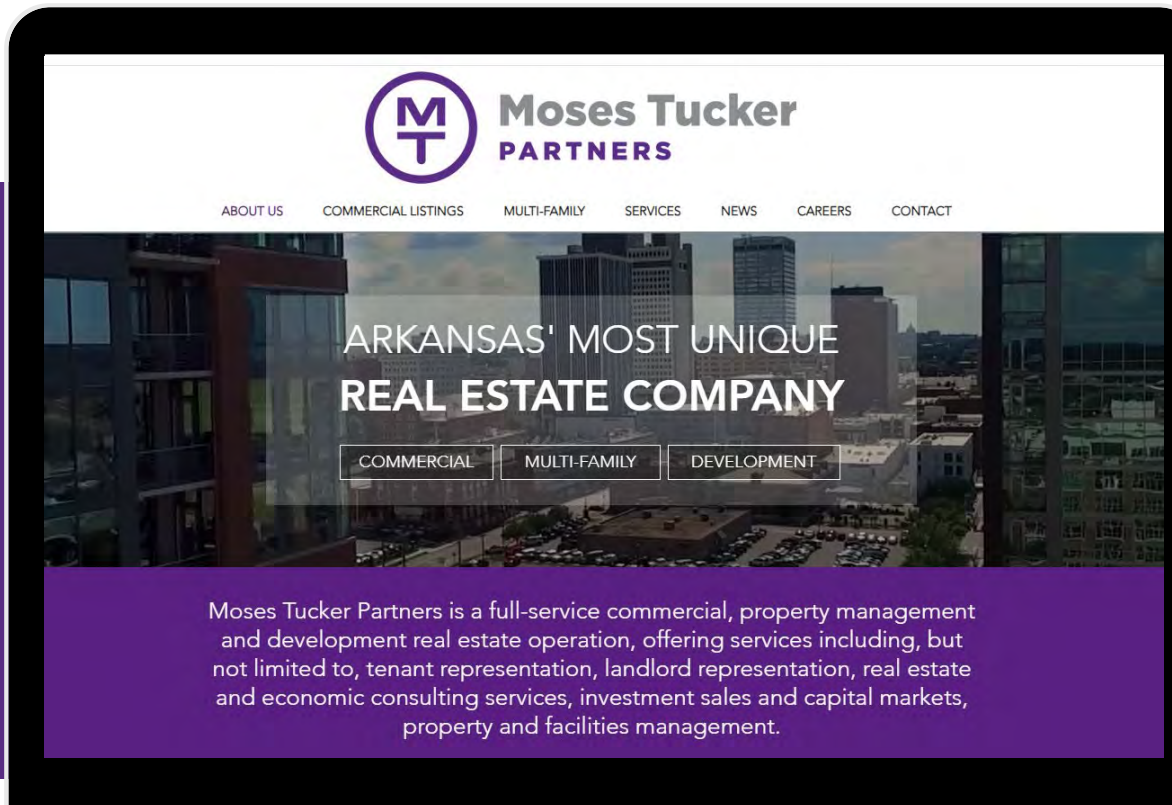
# CONNECT

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