

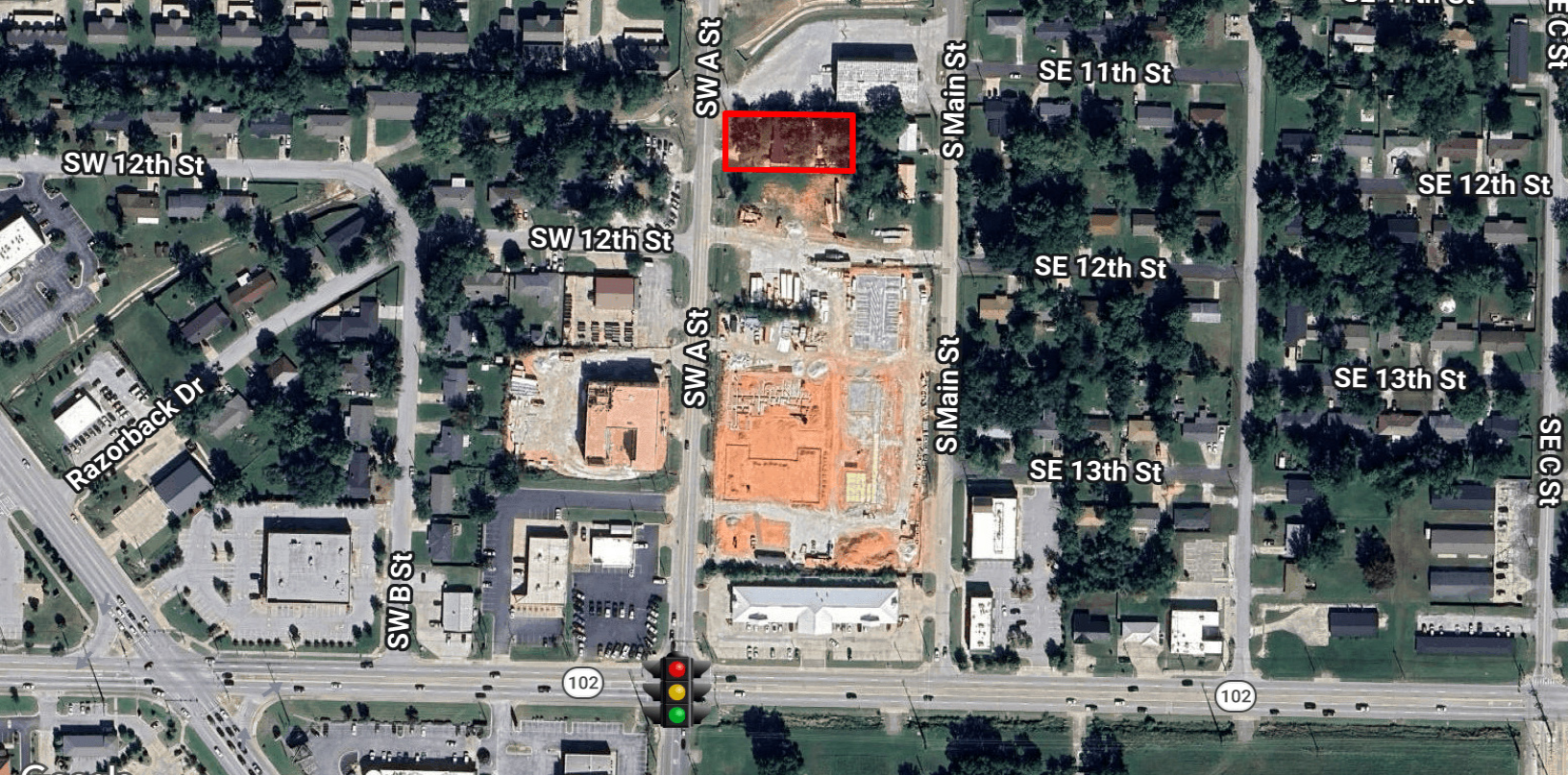


# FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

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## 1107 SW A ST - BENTONVILLE, AR 72712

### OFFERING SUMMARY

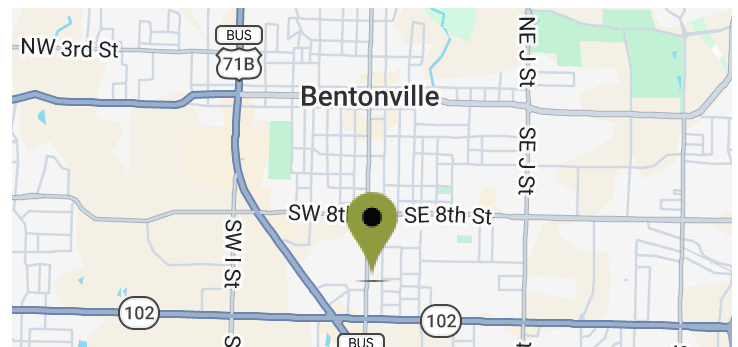
Sale Price:	\$1,150,000
Lot Size:	0.42 Acres
Zoning:	D-C

### PROPERTY HIGHLIGHTS

- Zoning D-C Downtown Core
- 7,600 CPD on SW A St between Hwy 102 and Central
- Four-way lighted intersection at Hwy 102 and SW A St
- Water and sewer available

### PROPERTY OVERVIEW

Strategically positioned just north of Hwy 102 and 11 blocks south of Central Avenue, this Downtown Core (D-C) zoned property sits in the heart of Bentonville's most connected corridor. Water and sewer utilities are available in close proximity, making this an ideal site for your next development.



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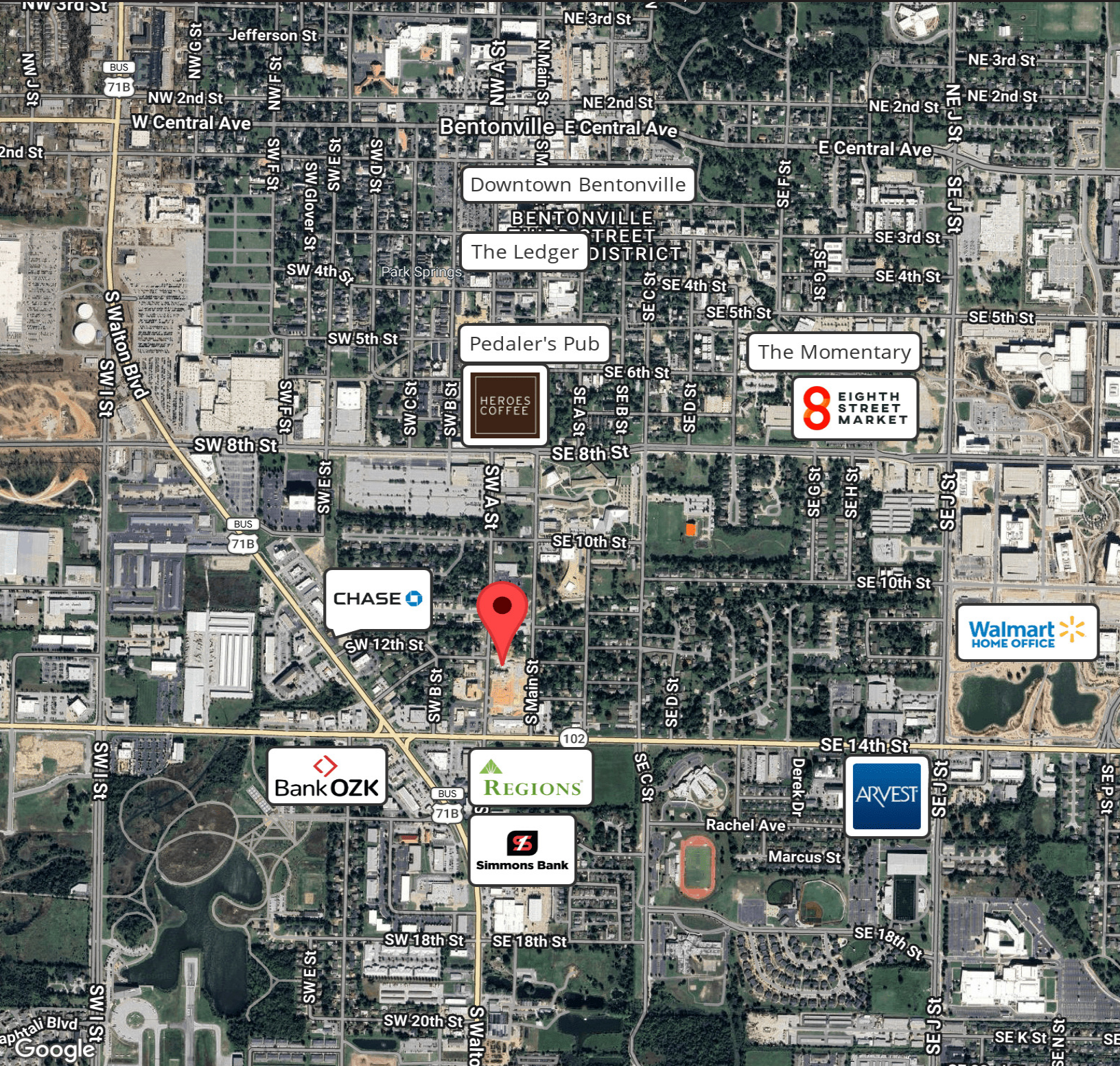


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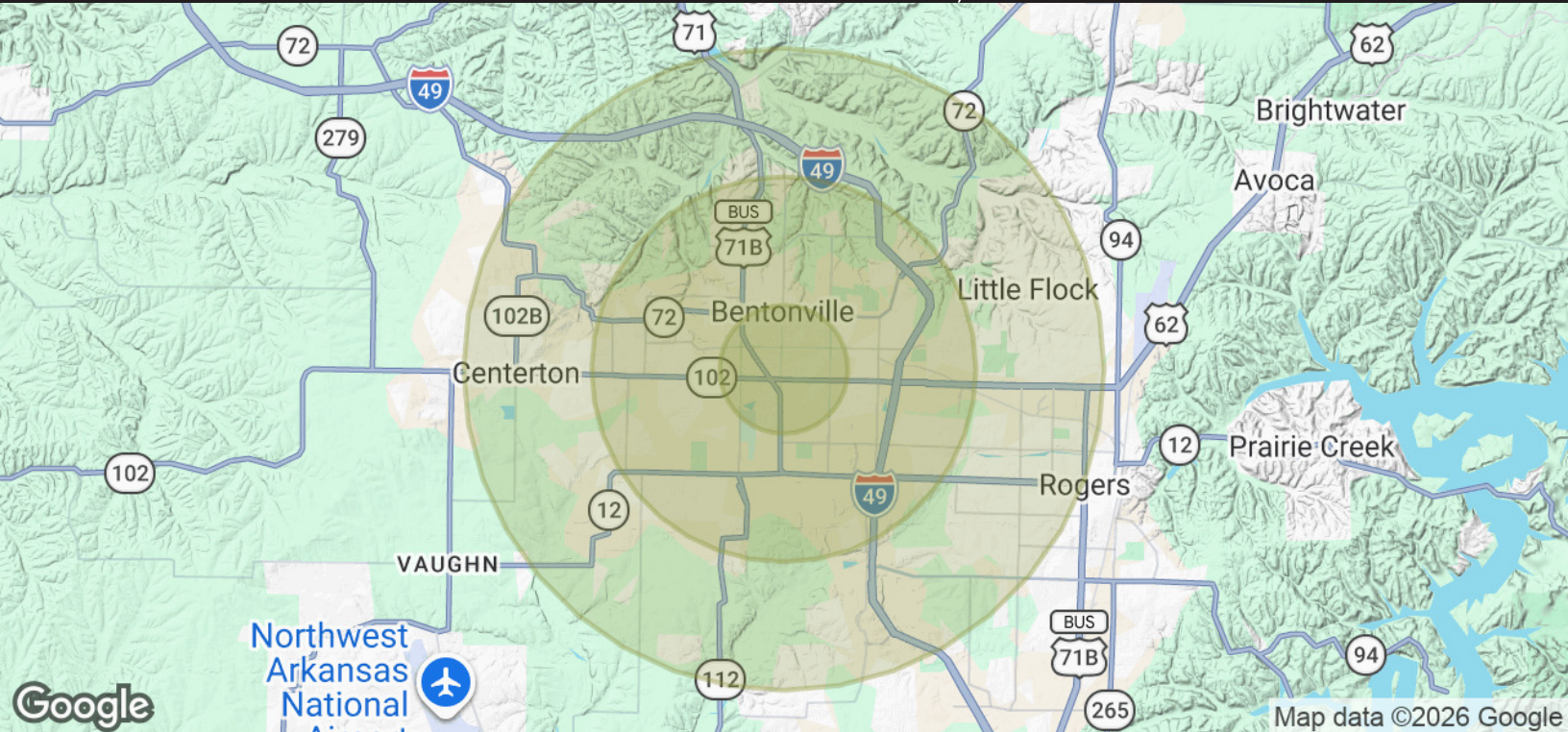
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,452	51,288	107,685
Average Age	34.9	33.8	34.5
Average Age (Male)	33.3	33.0	33.7
Average Age (Female)	35.3	34.4	35.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,370	20,285	40,920
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$124,507	\$125,362	\$131,908
Average House Value	\$422,203	\$371,684	\$395,294

2023 American Community Survey (ACS)

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