

+/- 1,800 SF OF SPACE FOR LEASE

LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



PROPERTY DESCRIPTION

+/- 1,800 SF of retail space available right off Centerton Blvd that sees approx. 28,000 VPD! Previously used as a frozen yogurt shop, this suite offers an open dining area (or could be used as a showroom floor), a 3-compartment sink and hand washing sink in the back, 2 storage closets, a manager's office and two private restrooms. Located in Lake View Plaza, a multi-tenant building that was recently built in 2020 and has a diverse group of tenants. The City of Centerton is quickly growing, making this an excellent location to grow and expand your business! NNN Lease, tenants responsible for utilities.

PROPERTY HIGHLIGHTS

- Suites Available: 570: +/- 1,800SF
- Lease Type: NNN
- VPD: 28,000
- Previous Use: Frozen Yogurt Shop

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	1,800 SF
Building Size:	15,211 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,089	3,143
Total Population	661	2,662	8,051
Average HH Income	\$77,945	\$80,827	\$86,276

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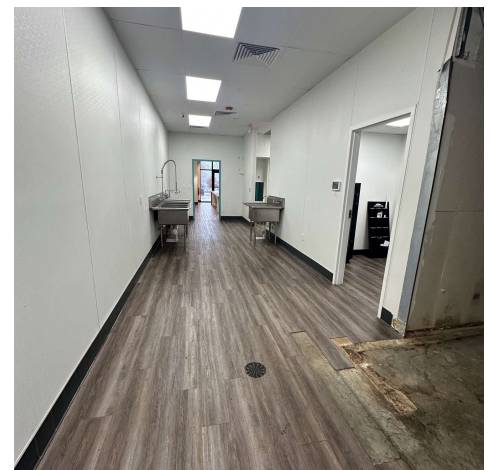
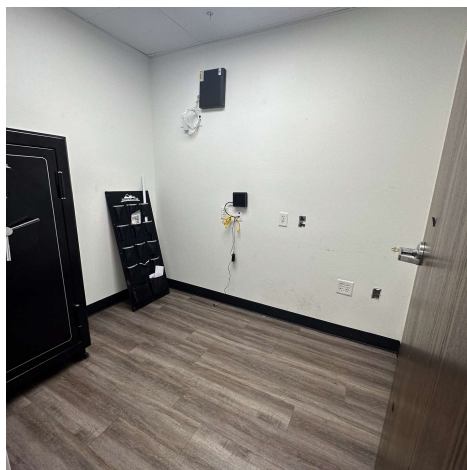
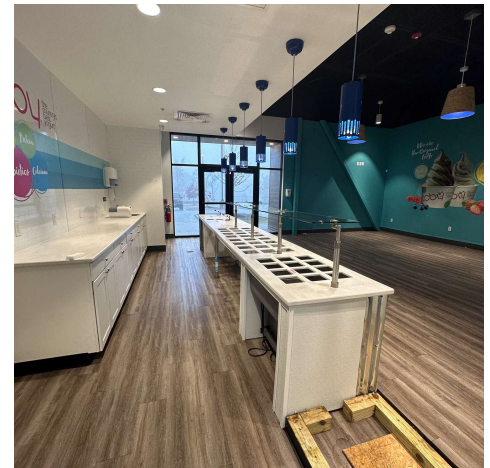
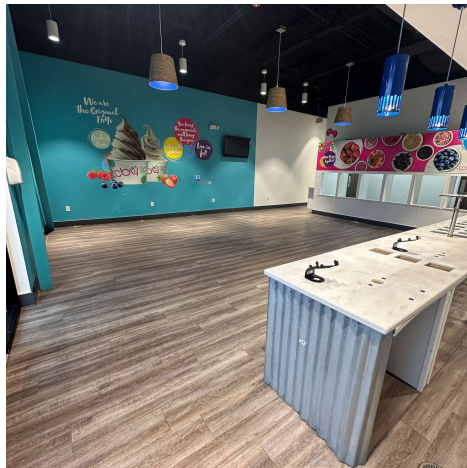
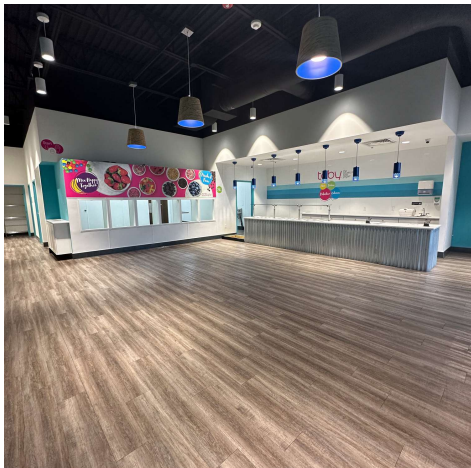
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201 SW 14th St.
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SUITE 570 PHOTOS

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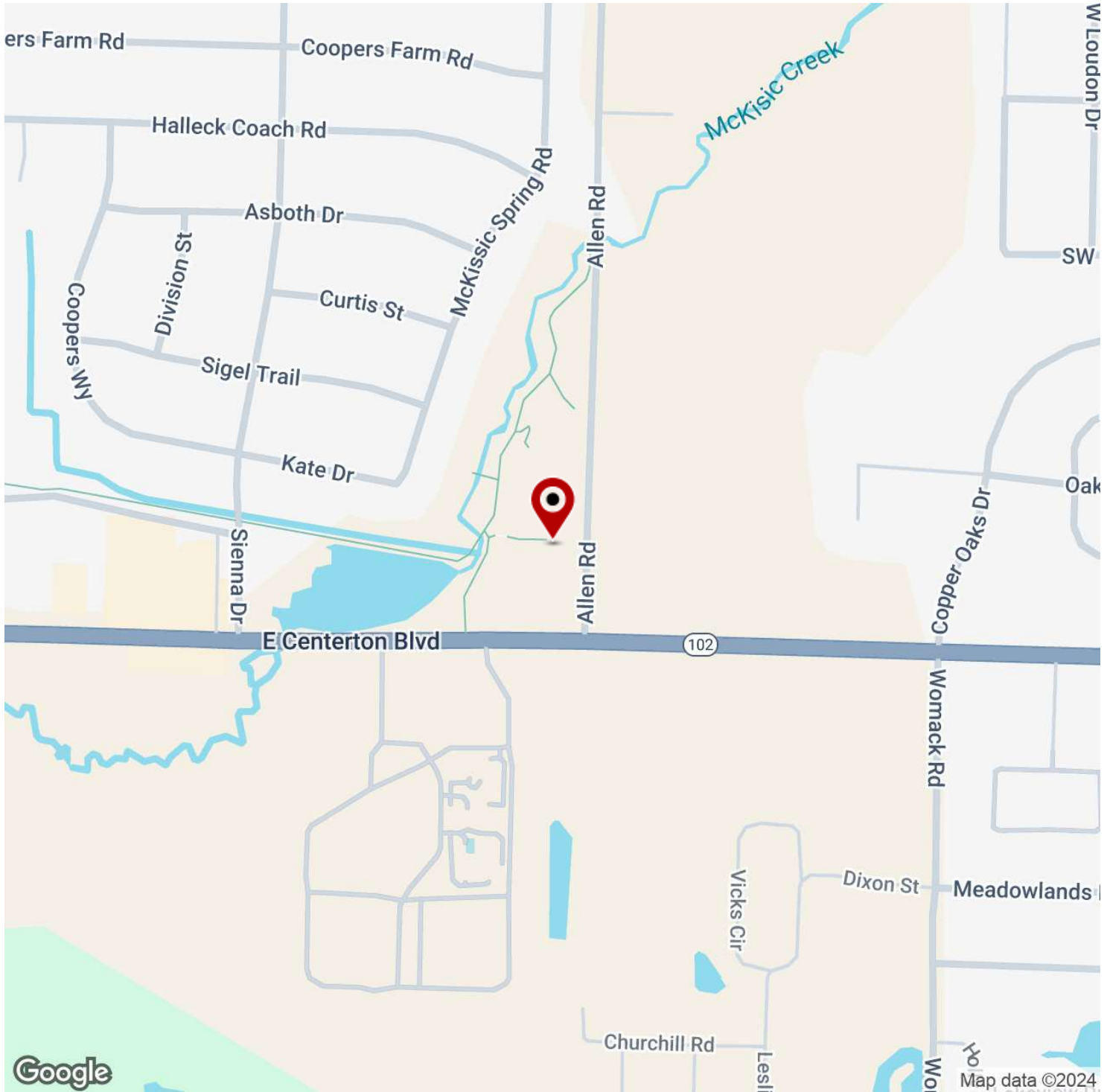
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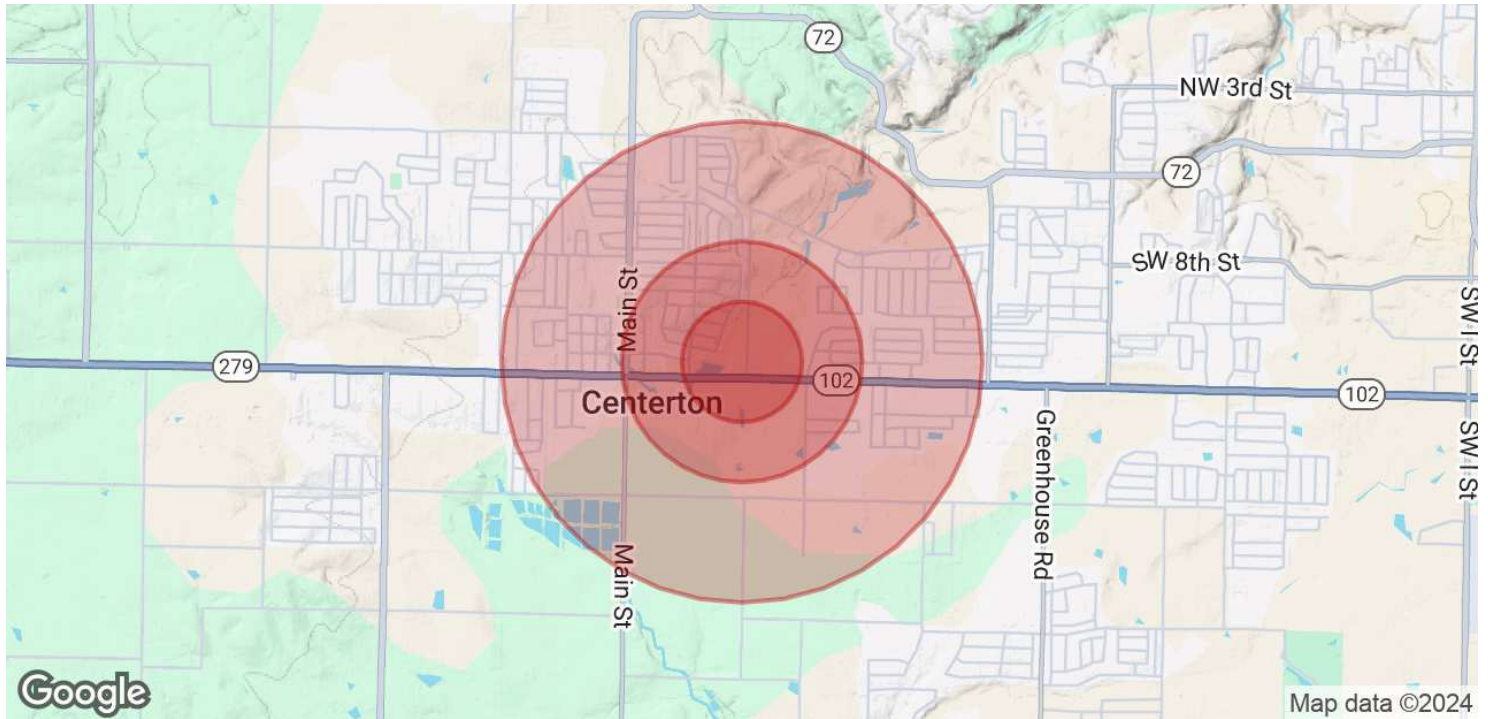
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	661	2,662	8,051
Average Age	31.1	31.1	30.9
Average Age (Male)	29.6	29.0	28.6
Average Age (Female)	35.4	35.1	34.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,089	3,143
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$77,945	\$80,827	\$86,276
Average House Value	\$191,641	\$189,817	\$192,234

2020 American Community Survey (ACS)

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