

+/- 18,252 SF LODGE/EVENT CENTER FOR LEASE

WHITNEY MOUNTAIN LODGE

12483 Lodge Dr, Garfield, AR 72732



**Highest Point in Benton County
4 Months FREE Rent!**

PROPERTY DESCRIPTION

Build a business with a huge opportunity for profits and legacy at this one of a kind location! Stellar opportunity to operate a Wedding (or any type of event) Venue, 16 Hotel Rooms (plus managers apartment), restaurant or event center with breathtaking views from the highest point in Benton County, AR. At over 1,800' elevation, Whitney Mountain Lodge offers unparalleled scenery and versatility. The property includes a commercial kitchen equipped with a vent hood, grills, ovens, dishwasher, sinks, prep stations, and some accessories to run a restaurant. Your guests will be greeted with a spacious reception area, which then flows into elegant dining/banquet rooms featuring large windows showcasing panoramic lake views, and flow seamlessly into a spacious bar area. The venue is big enough to host over 200 guests. Two large decks provide additional scenic seating outdoors with views of the lake. For extended hospitality, the lodge includes 16 furnished hotel rooms generating immediate cash flow. Options range from rooms with private balconies and hot tubs to standard lake-view rooms. Each room is competitively priced from \$129-\$229/night. A separate hotel check-in office and vending area complete this ready-to-operate facility.

PROPERTY HIGHLIGHTS

- Restaurant/Event Center Opportunity with 4 Spaces for Dining
- Two Large Decks for Additional Scenic Seating Outdoors
- Highest Point in Benton County at over 1,800' in Elevation
- Stunning Year-Round Views of Beaver Lake
- Full Service Commercial Kitchen

OFFERING SUMMARY

Lease Rate: \$5.90 SF/yr (MG)

DEMOGRAPHICS	50 MILES	150 MILES	250 MILES
Total Households	339,421	1,986,808	5,701,188
Total Population	894,228	5,042,363	14,419,199
Average HH Income	\$95,673	\$84,072	\$88,358

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SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

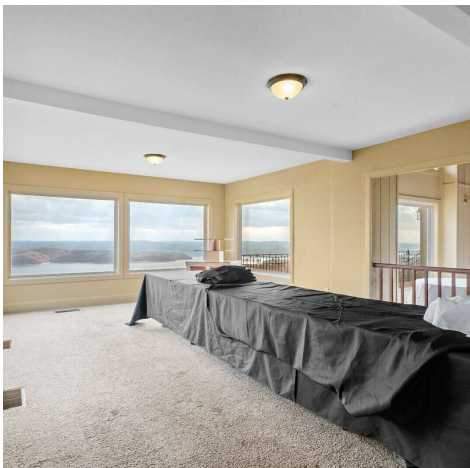
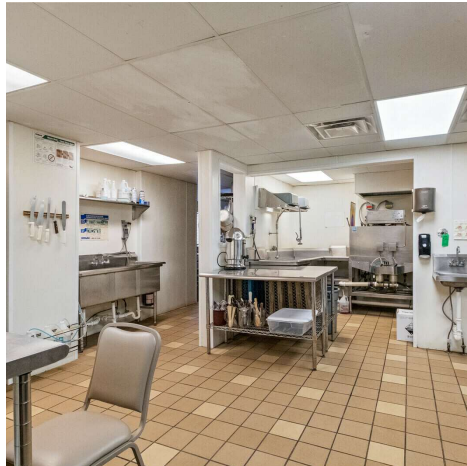
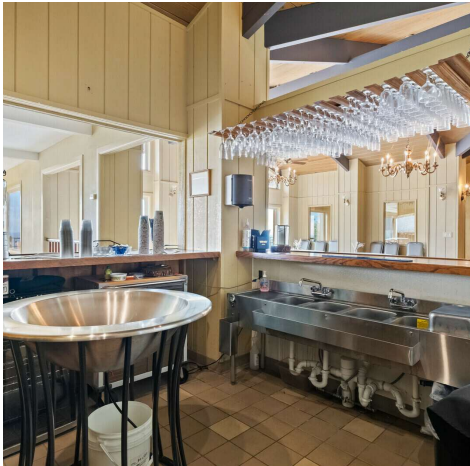
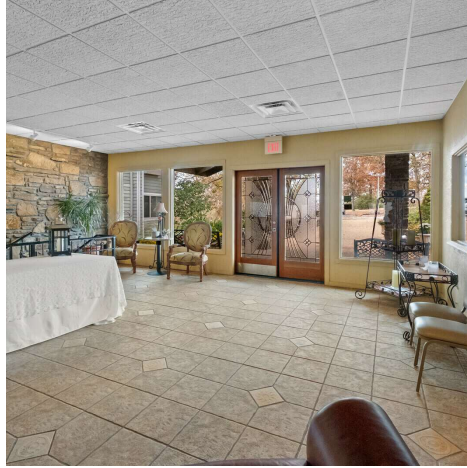
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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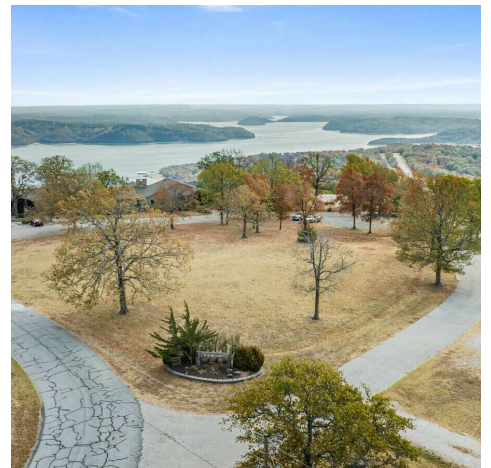
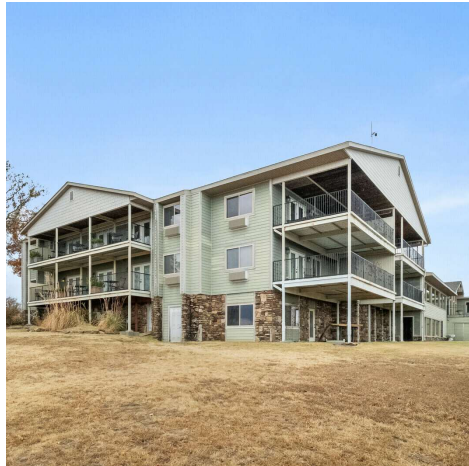
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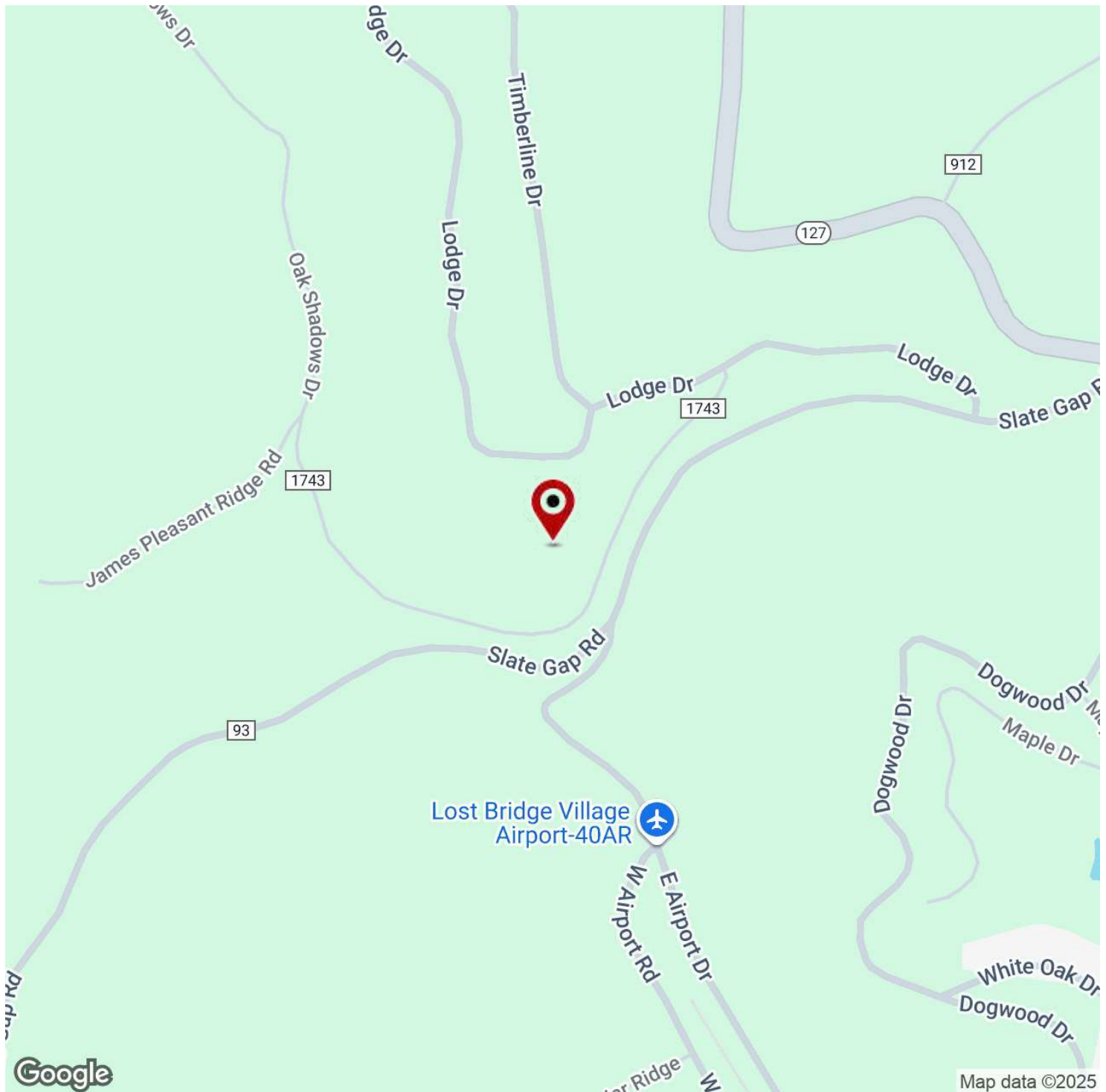
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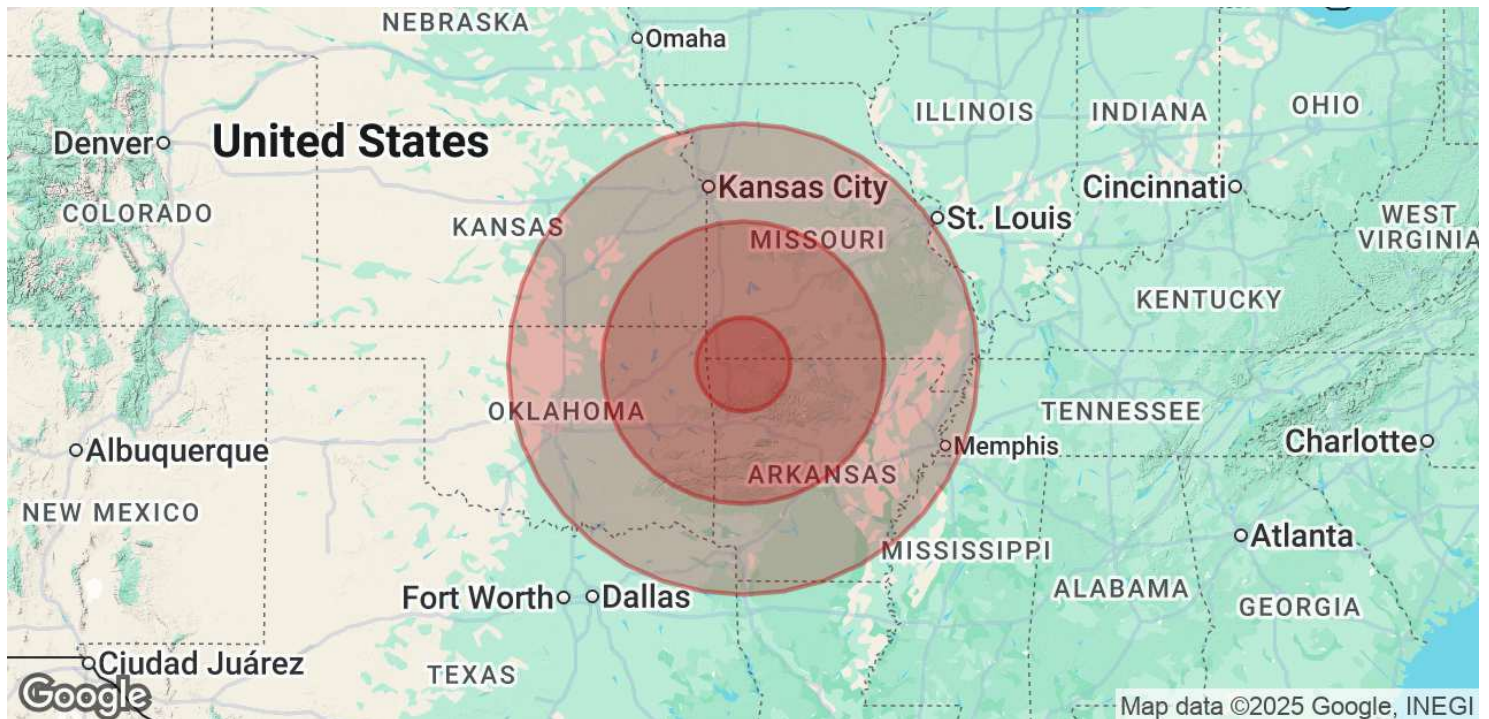
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POPULATION	50 MILES	150 MILES	250 MILES
Total Population	894,228	5,042,363	14,419,199
Average Age	39	41	40
Average Age (Male)	38	40	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	50 MILES	150 MILES	250 MILES
Total Households	339,421	1,986,808	5,701,188
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$95,673	\$84,072	\$88,358
Average House Value	\$308,912	\$243,395	\$252,936

Demographics data derived from AlphaMap

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