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# WAREHOUSE SPACE FOR LEASE

## 2260 W Centerton Blvd, Centerton, AR



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate</b>	\$10.25/SF - \$13.00/SF
<b>Lease Type</b>	NNN (Est. \$1.75/SF)
<b>Address</b>	2260 W Centerton Blvd
<b>City/State</b>	Centerton, AR 72719
<b>Property Type</b>	Warehouse/Industrial
<b>Available Space</b>	±1,875 SF – 11,250 SF
<b>Traffic Count</b>	W Centerton Blvd/Hwy 102 – 14,000 VPD

### PROPERTY HIGHLIGHTS

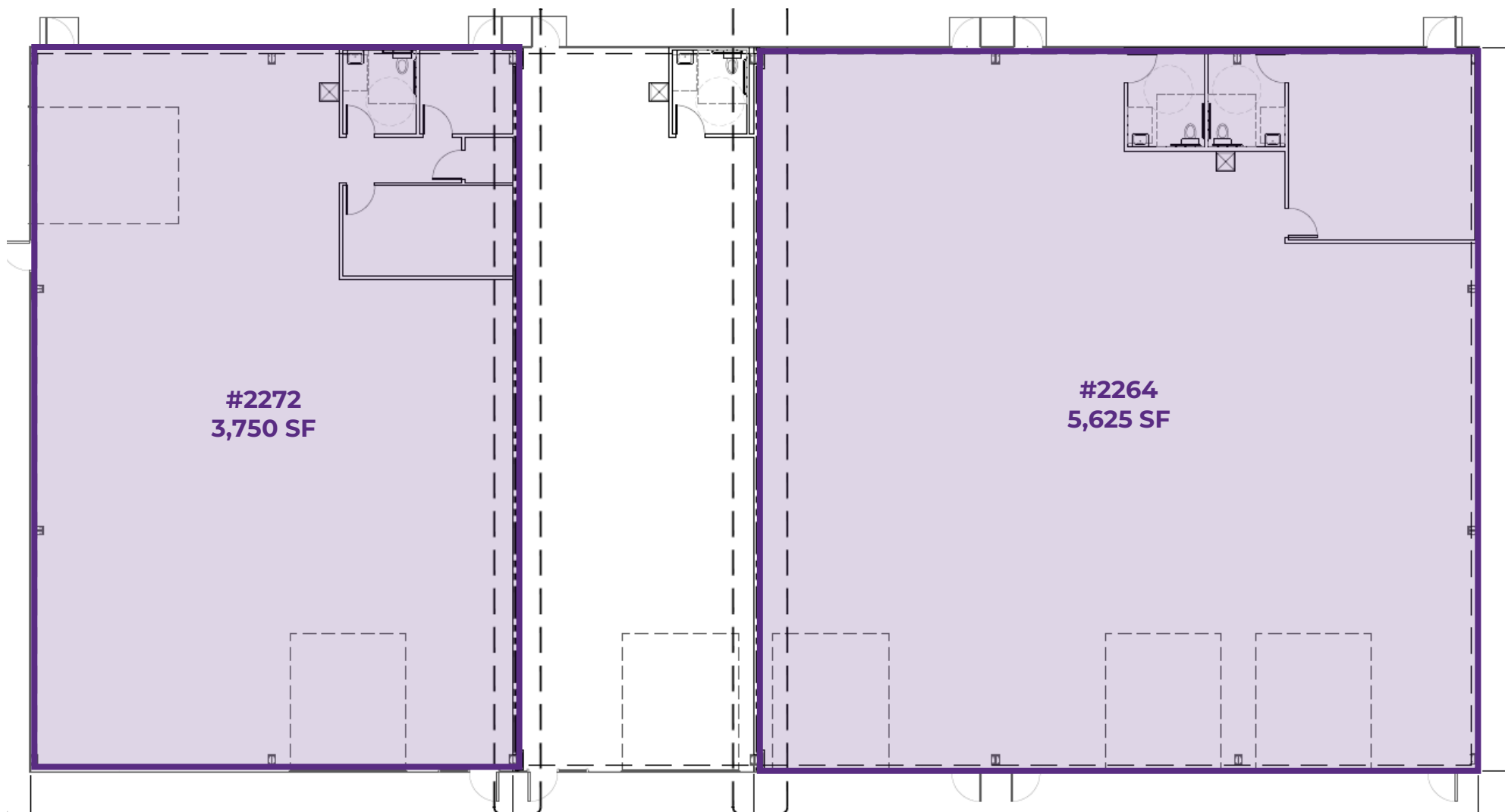
- Eagle Industrial complex has visibility and frontage on Highway 102 (14,000 VPD)
- One of the available buildings is a new construction warehouse
- Monument signage available
- Drive in door and loading well



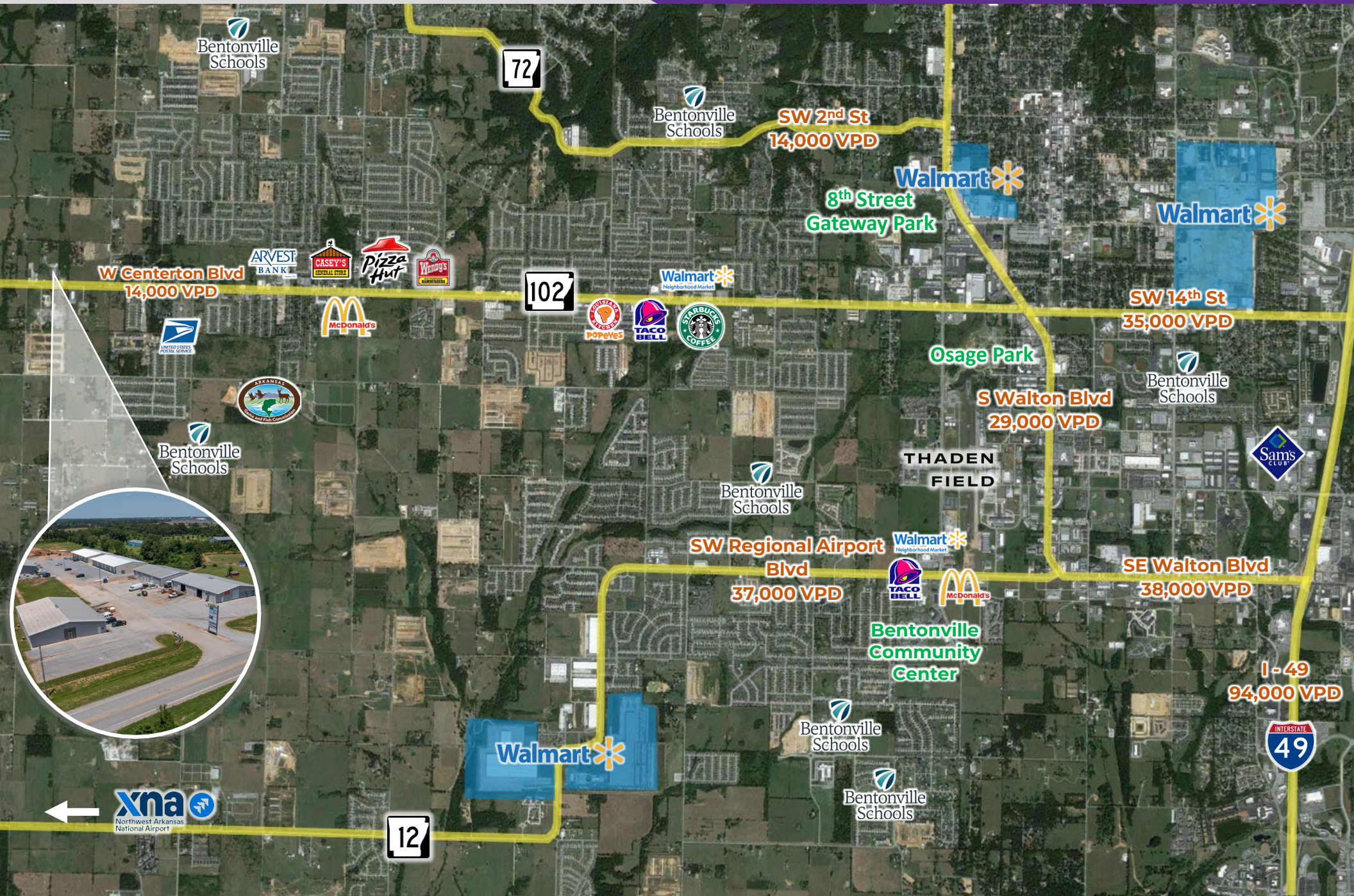




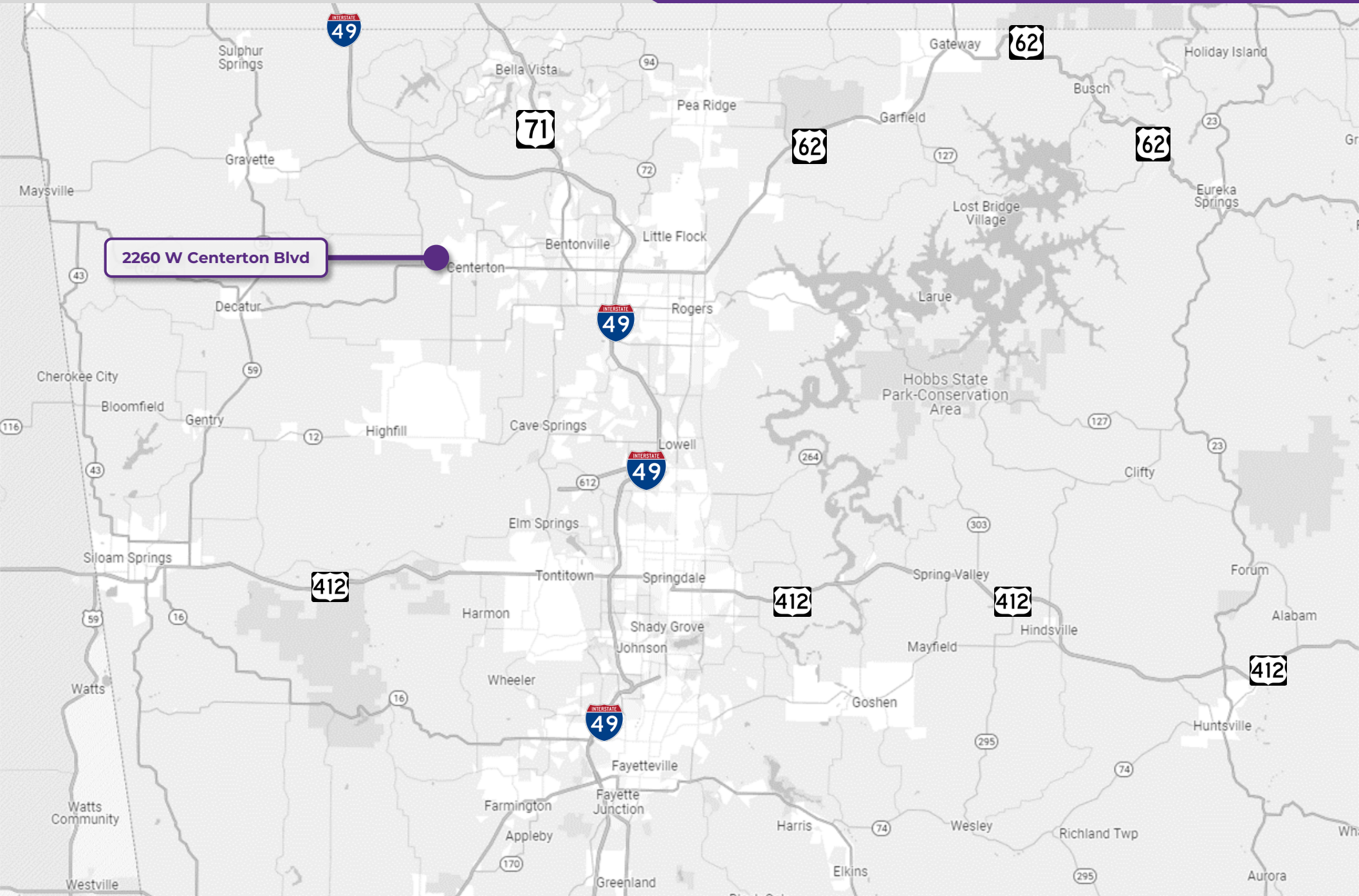
AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	NNN (Estimated)
Unit # 2260	7,500 SF	NNN	\$12.75/SF	\$1.75/SF
Unit # 2284 (Available May 2026)	4,500 SF	NNN	\$10.25/SF	\$1.75/SF
Unit # 2264	5,625 SF	NNN	\$12.75/SF	\$1.75/SF
Unit # 2270	1,875 SF	NNN	\$13.00/SF	\$1.75/SF
Unit # 2272	3,750 SF	NNN	\$12.75/SF	\$1.75/SF
Unit # 2290	3,750 – 11,250 SF	NNN	\$12.25/SF	\$1.75/SF











## 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>	21,142	55,613	177,839
<b>Households</b>	7,188	19,539	67,145
<b>Average Age</b>	33.0	33.1	37.4
<b>Average Household Income</b>	\$122,454	\$135,491	\$130,485
<b>Businesses</b>	175	751	4,691

*\*Demographic details based on property location*

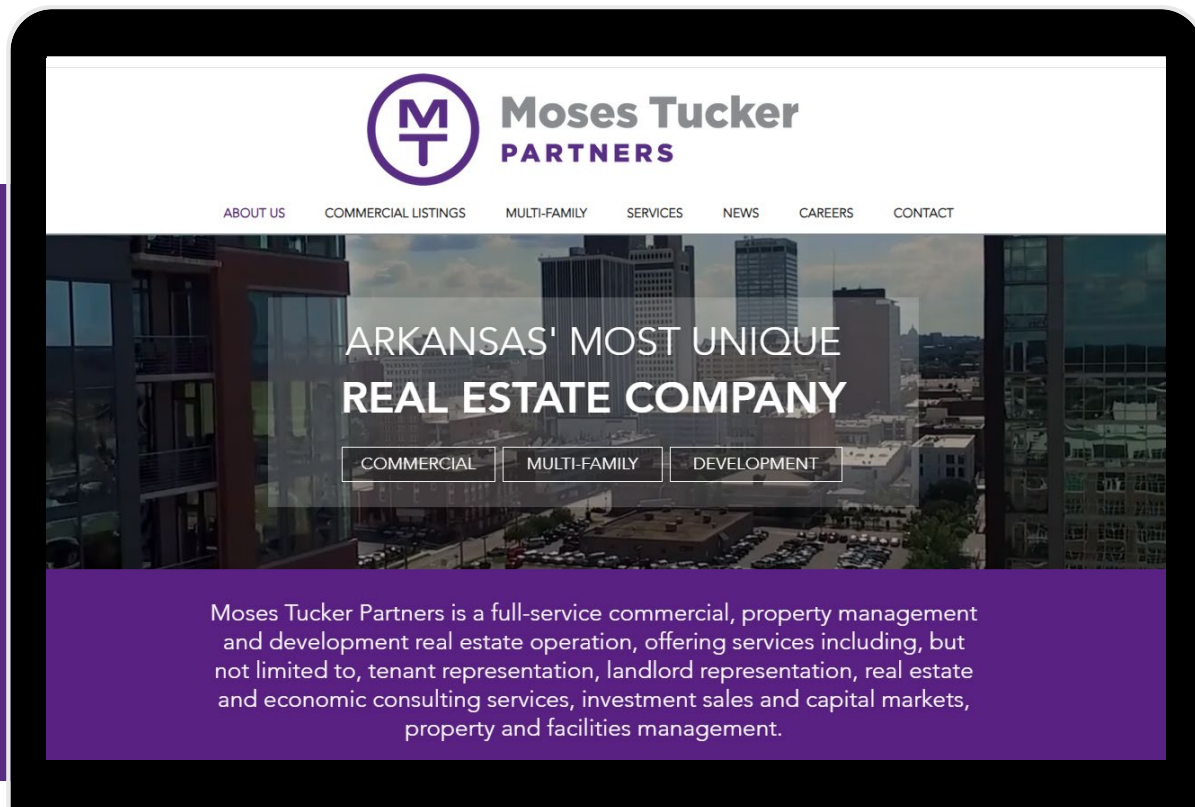
# CONNECT

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