

PRIME RETAIL/OFFICE FOR LEASE



MILESTONE PLAZA

2500 & 2502 Southwest 14th Street, Bentonville, AR 72712



PROPERTY DESCRIPTION

Prime commercial office/retail space available for lease just off SW 14th St in Bentonville, offering an excellent location for businesses looking to establish a presence in a high-traffic area. Spread across two buildings, these suites are currently in shell condition, providing a blank slate for customization to meet the needs of the future tenant. The property sits on the "going home" side of 14th St, which see approx. 35,000 VPD, ensuring maximum visibility and accessibility. Additionally, it is conveniently located less than a mile from the Centerton Walmart Neighborhood Market, making it an ideal spot for retail, office, or service-oriented businesses.

PROPERTY HIGHLIGHTS

- High-Visibility Location
- Ample Parking for Tenants and Guests
- Flexible and Customizable Floor Plans
- Situated on SW 14th St (35,000 VPD)

OFFERING SUMMARY

Lease Rate:	\$17.50 - 23 SF/yr (NNN)
Available SF:	1,250 - 3,050 SF
Building Size:	25,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,835	21,177	34,560
Total Population	10,107	57,727	93,868
Average HH Income	\$123,407	\$132,560	\$134,353

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 2,500 SF	Lease Rate:	\$17.50 - \$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2500 SW 14th St Suite 14	Available	1,365 SF	NNN	\$23.00 SF/yr	-
2502 SW 14th Suite 10	Available	1,300 SF	NNN	\$19.25 SF/yr	-
2502 SW 14th Suite 16 & 18	Available	2,500 SF	NNN	\$17.50 SF/yr	-
2502 SW 14th Suite 20	Available	1,250 SF	NNN	\$19.50 SF/yr	-

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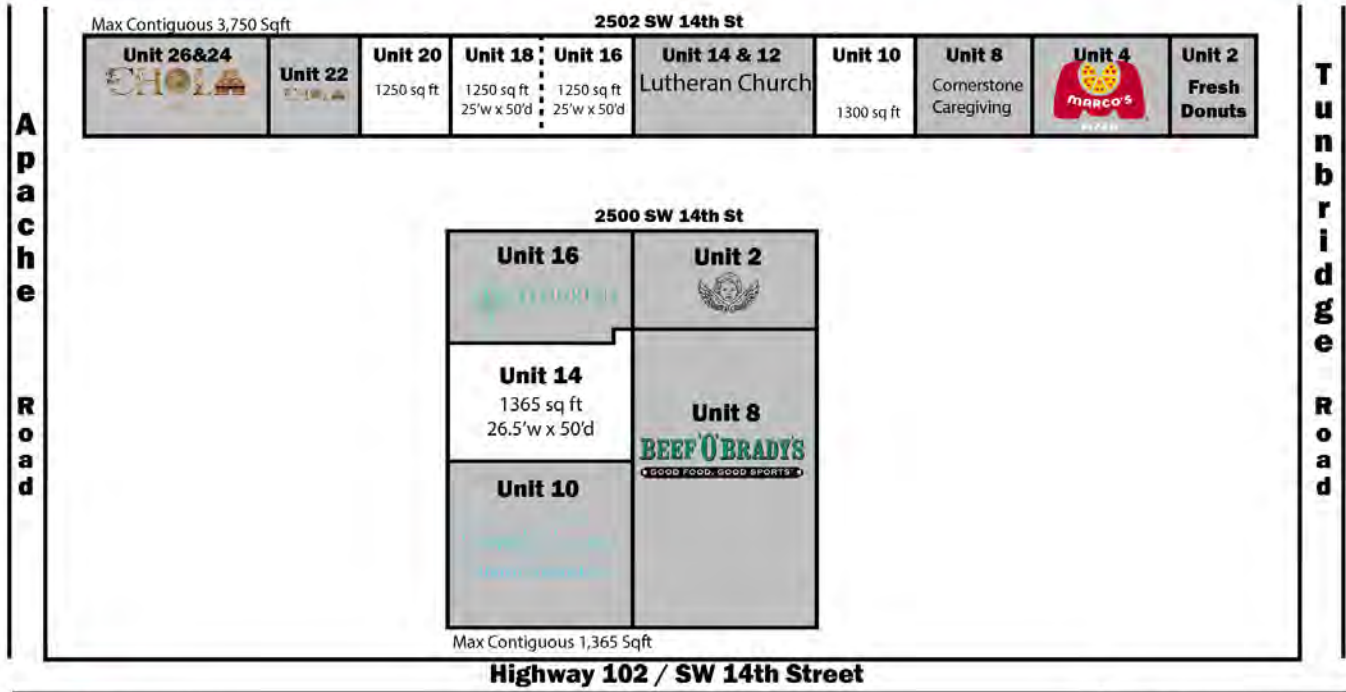
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Building Layout 2500 & 2502 SW 14th St



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2500 SW 14TH SUITE 14

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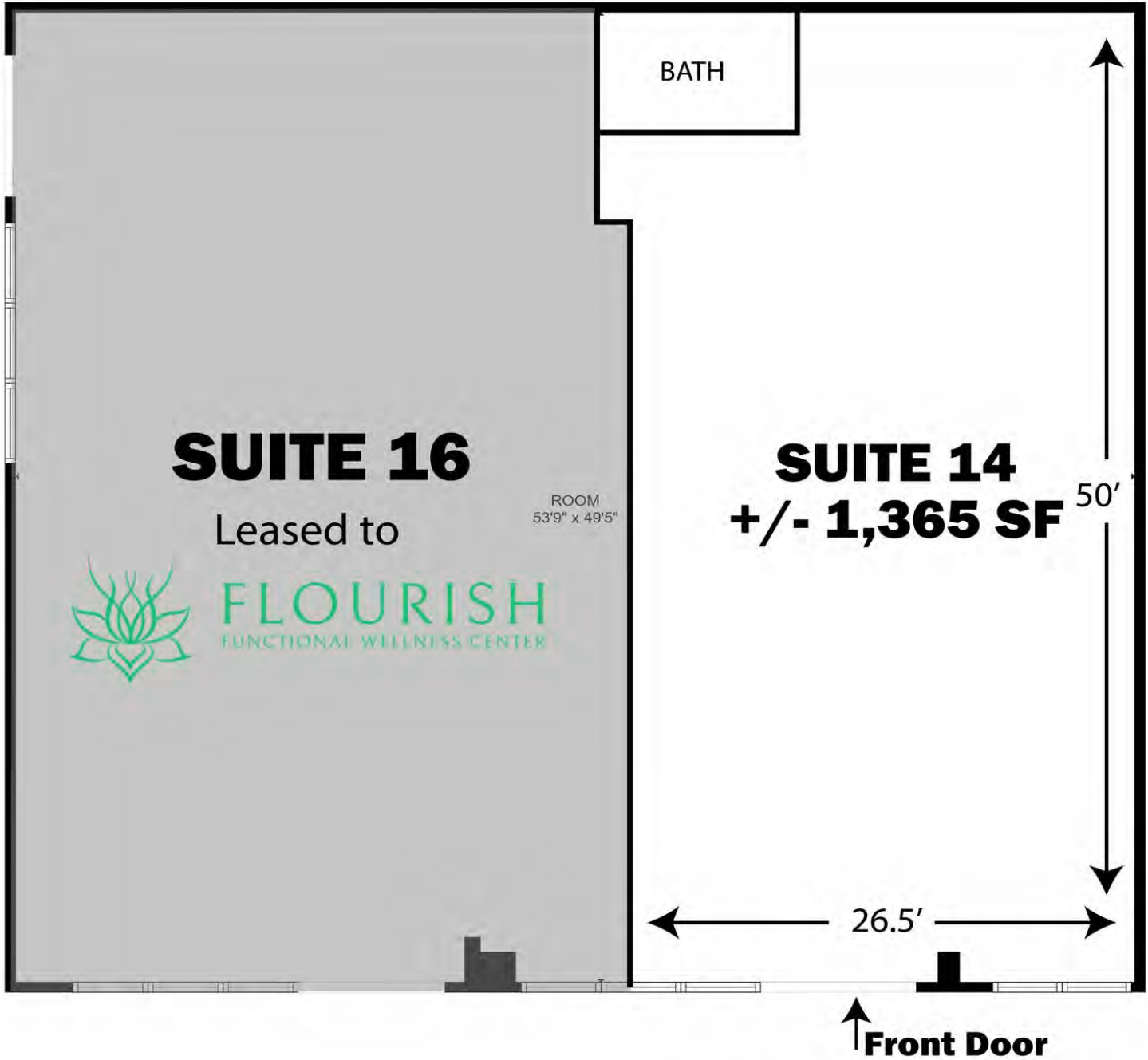
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2500 SW 14TH SUITE 14 FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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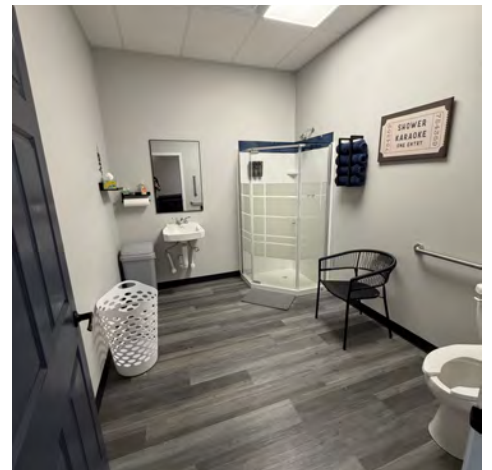
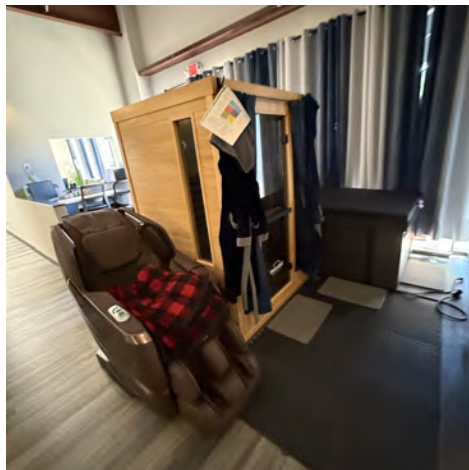
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2502 SW 14TH SUITE 10 PHOTOS

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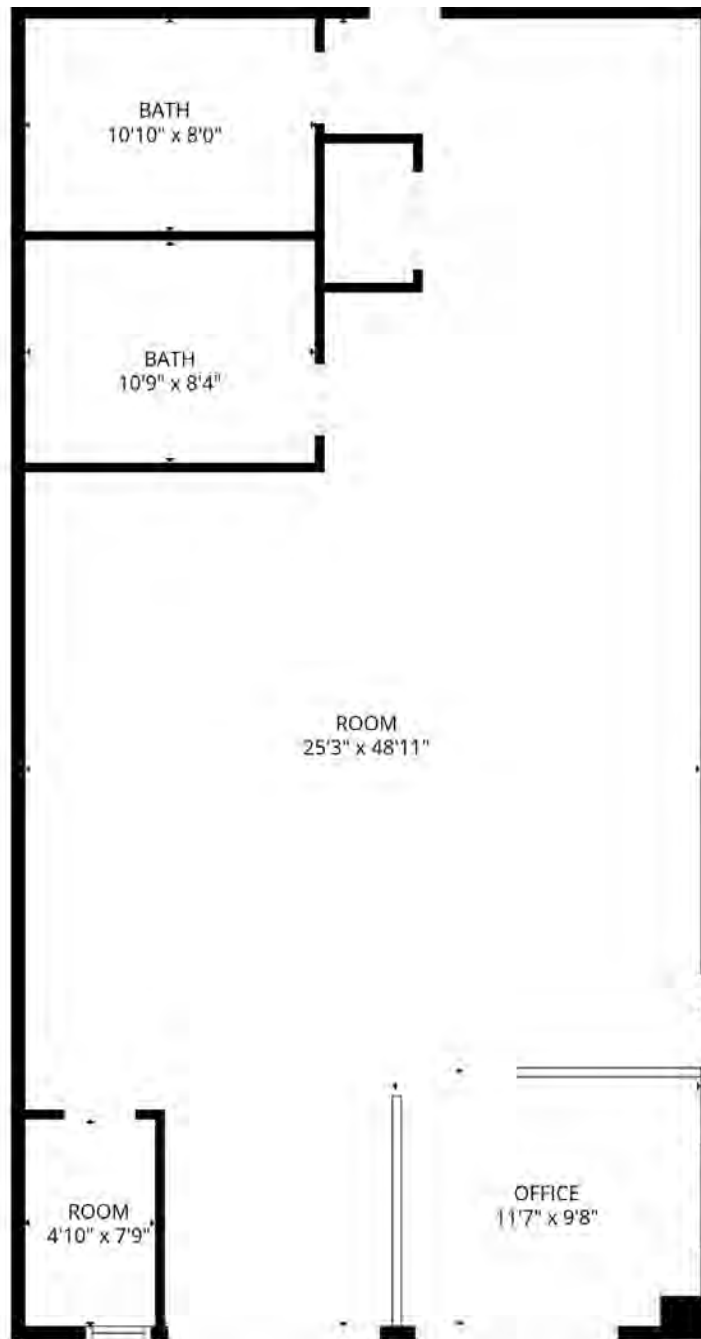
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2502 SW 14TH SUITE 10 FLOOR PLAN

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2502 SW 14th St Suite 10: +/- 1,300 SF

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2502 SW 14TH SUITE 16 & 18 PHOTOS

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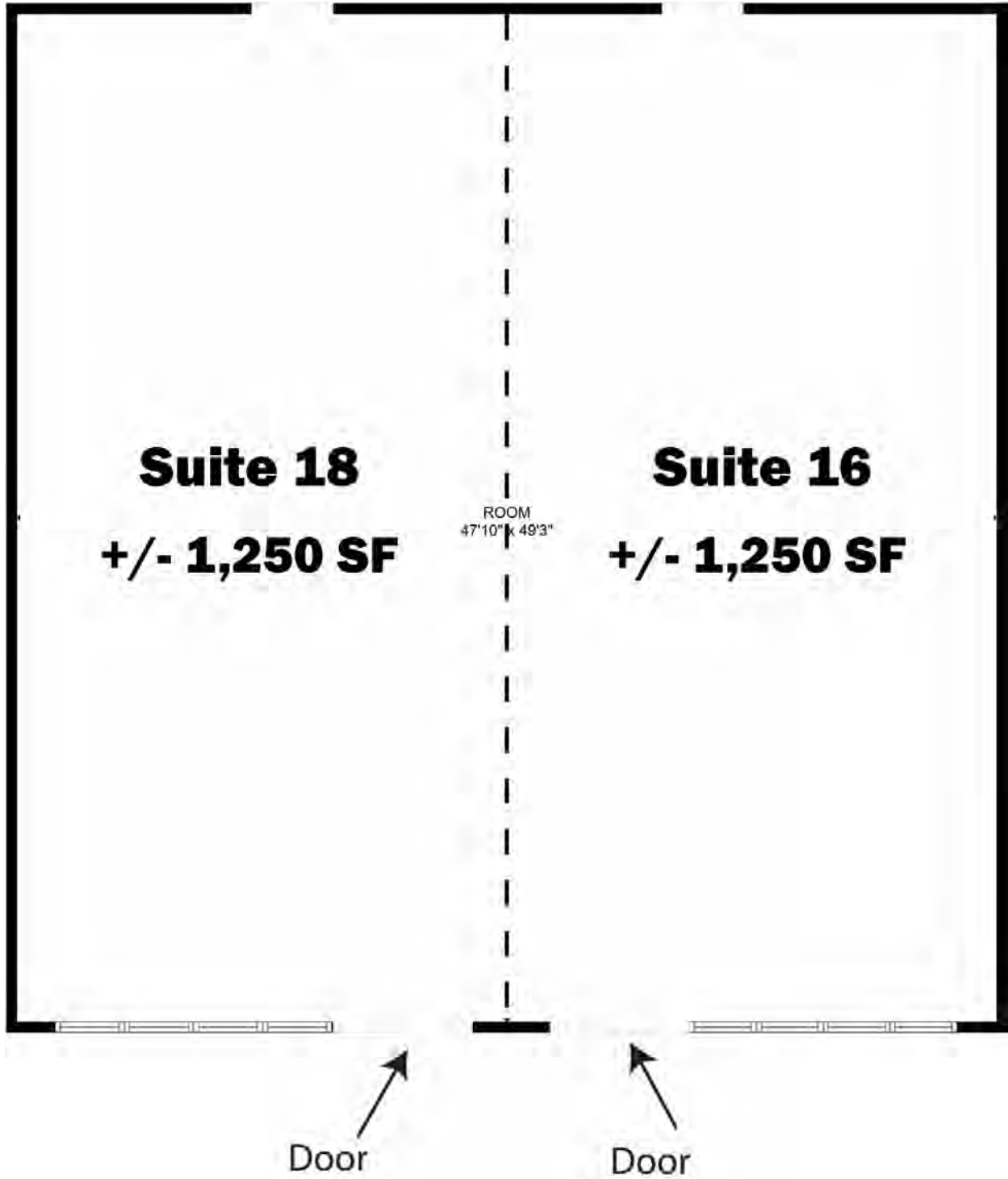
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2502 SW 14TH SUITE 16 & 18 FLOOR PLAN

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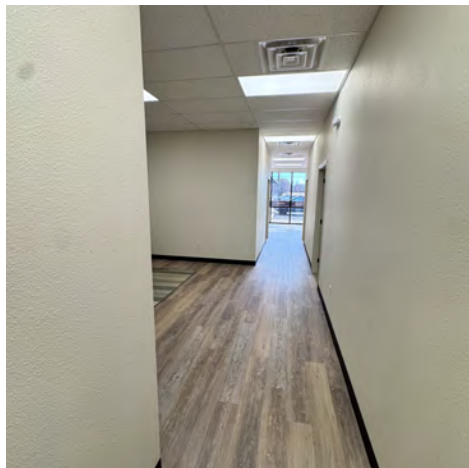
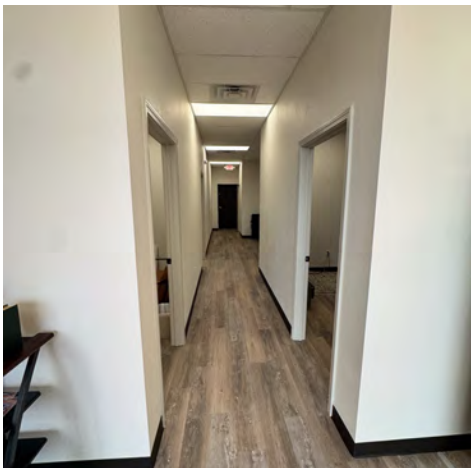
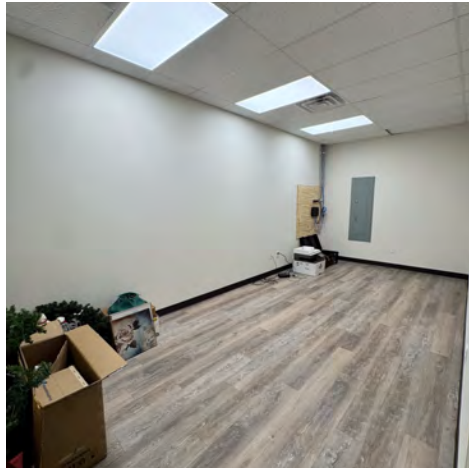
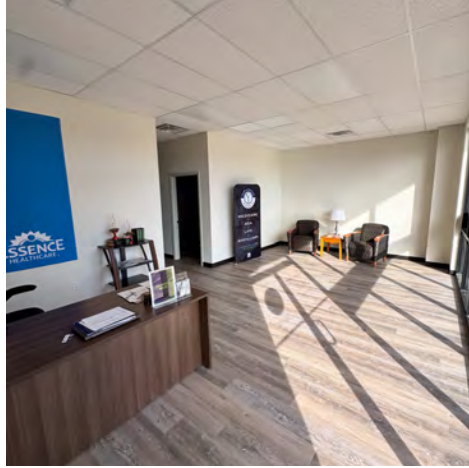
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2502 SW 14TH SUITE 20 PHOTOS

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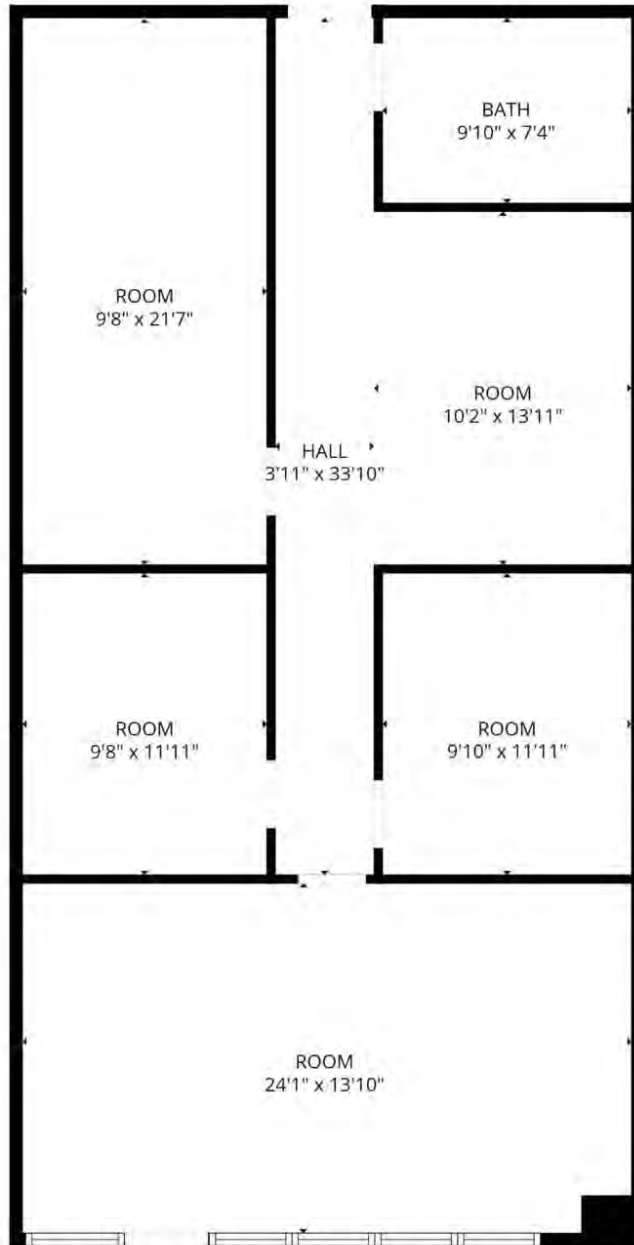
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2502 SW 14TH SUITE 20 FLOOR PLAN

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2502 SW 14TH SUITE 20 +/- 1,250 SF

FLOOR PLAN CREATED BY CUBICASA, A.P.V. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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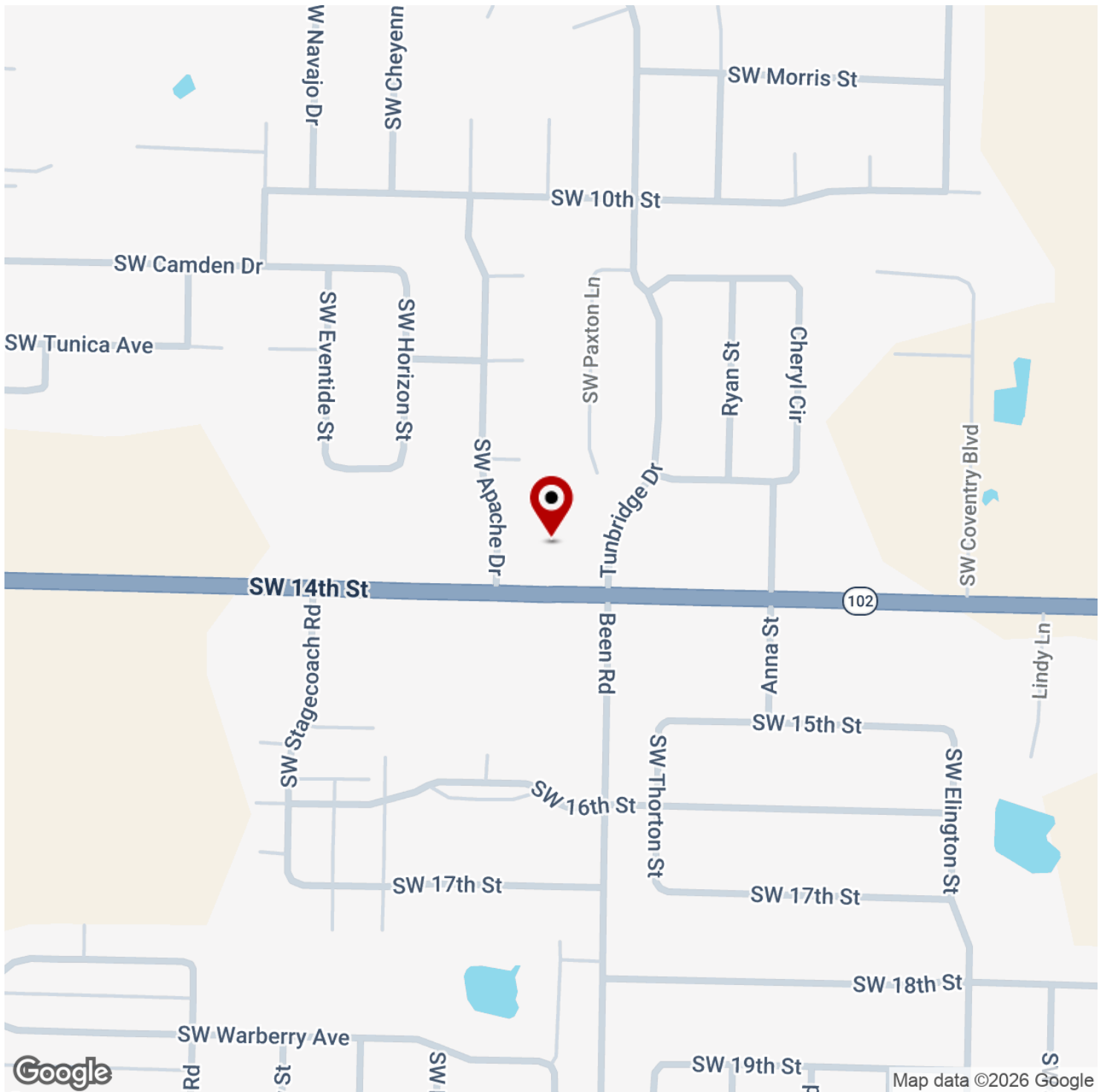
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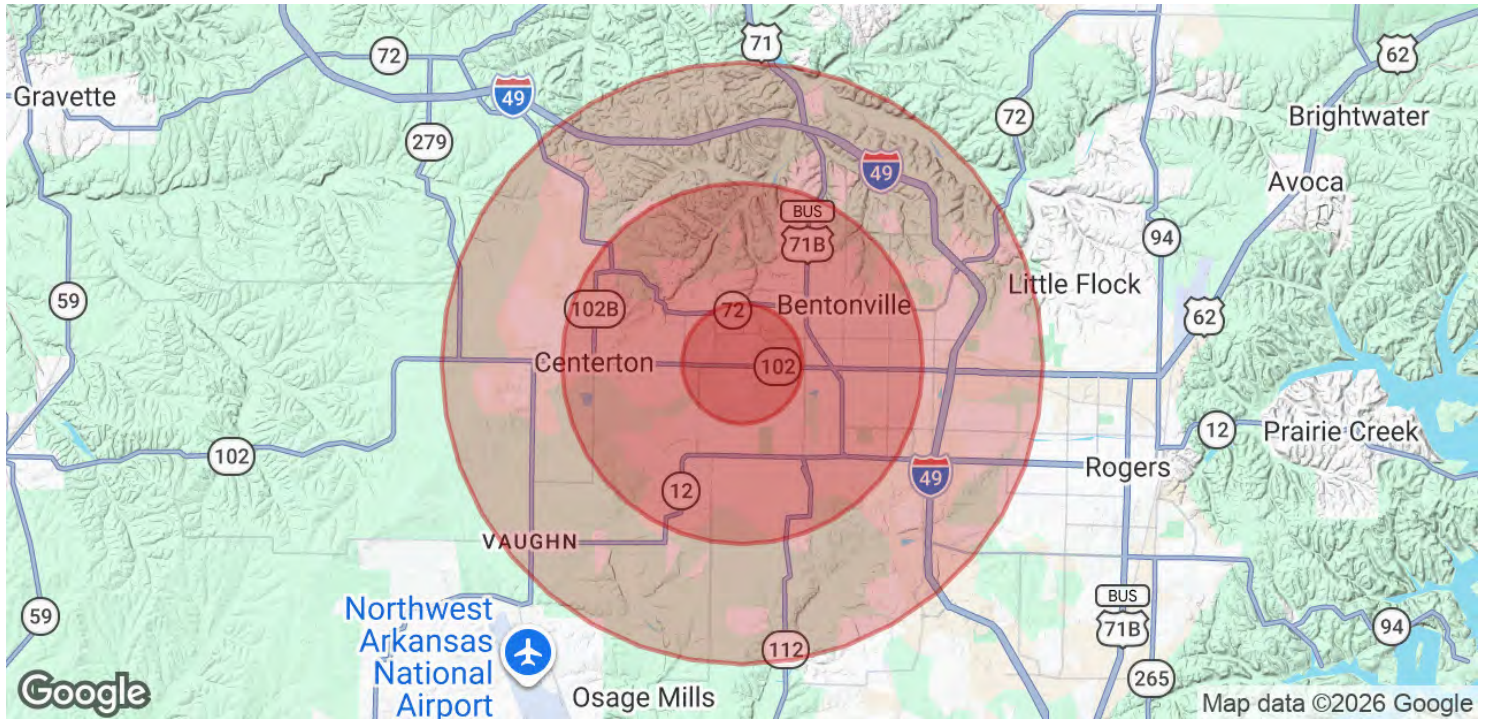
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,107	57,727	93,868
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	34	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,835	21,177	34,560
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$123,407	\$132,560	\$134,353
Average House Value	\$347,132	\$388,546	\$401,279

2020 American Community Survey (ACS)

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