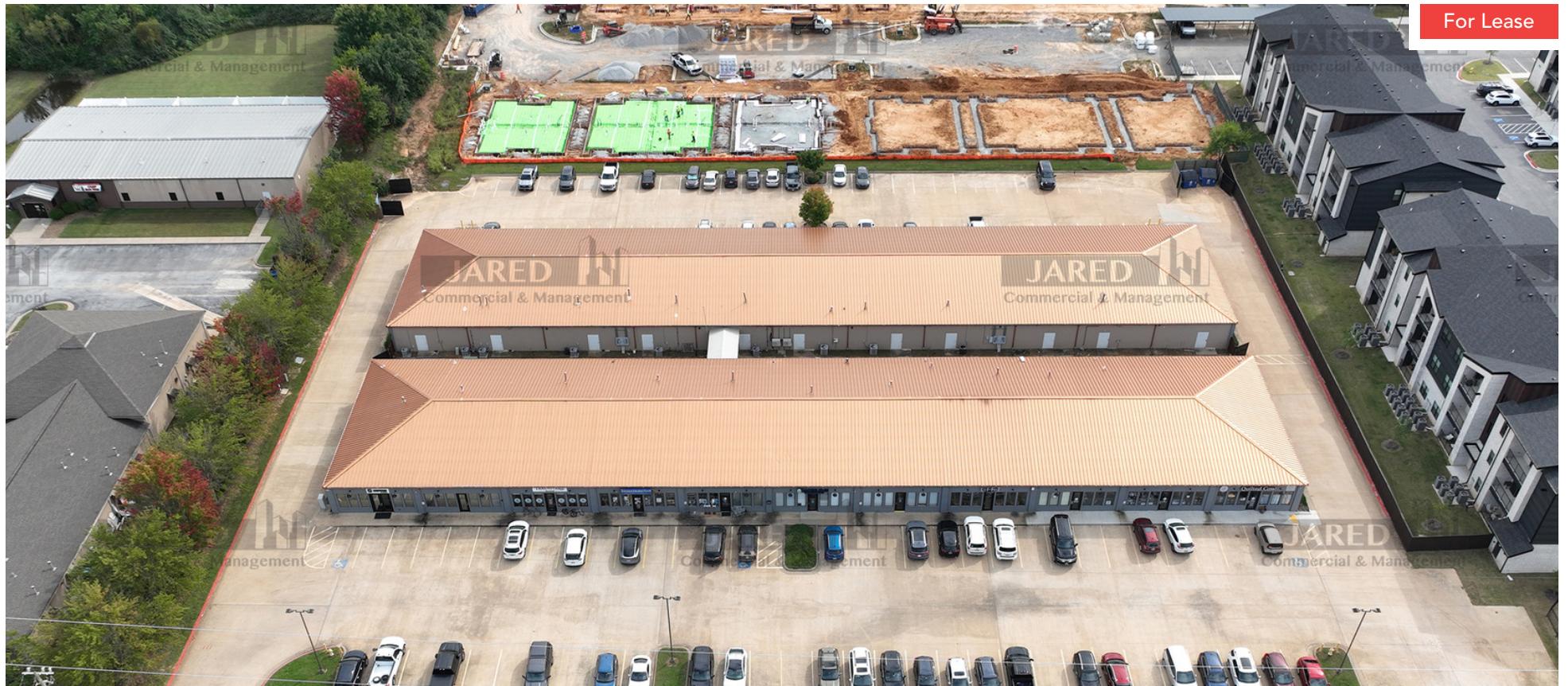


Osage Park Place

1400 & 1402 SW SUSANA ST, BENTONVILLE, AR 72712



For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com



Osage Park Place

1400 & 1402 SW SUSANA ST, BENTONVILLE, AR 72712

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Uncover the ideal leasing opportunity at 1400 & 1402 SW Susana St, Bentonville, AR, 72712. This remarkable property presents a prime location for retailers with its expansive storefront, modern design, and ample parking for customer convenience. Boasting spacious, customizable interiors, this versatile space is perfectly suited for a range of retail or commercial endeavors. With high visibility and easy access from the main thoroughfare, the property offers an attractive proposition for businesses seeking to establish or expand their presence in this thriving area. Take advantage of this exceptional leasing opportunity to elevate your retail or commercial venture in a sought-after location.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customer convenience.
- Versatile space suitable for retail or warehouse.
- Easy access from the main thoroughfare.

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Number of Units: | 10 |
| Available SF: | 1,850 SF |
| Lot Size: | 2.98 Acres |
| Building Size: | 40,700 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 252 | 829 | 3,248 |
| Total Population | 657 | 2,129 | 8,299 |
| Average HH Income | \$110,501 | \$112,429 | \$119,187 |

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,850 SF

Lease Rate:

\$15.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|------------|---------------|-------------|
| 1402-22 | Available | 1,850 SF | NNN | \$15.00 SF/yr | End-Cap |

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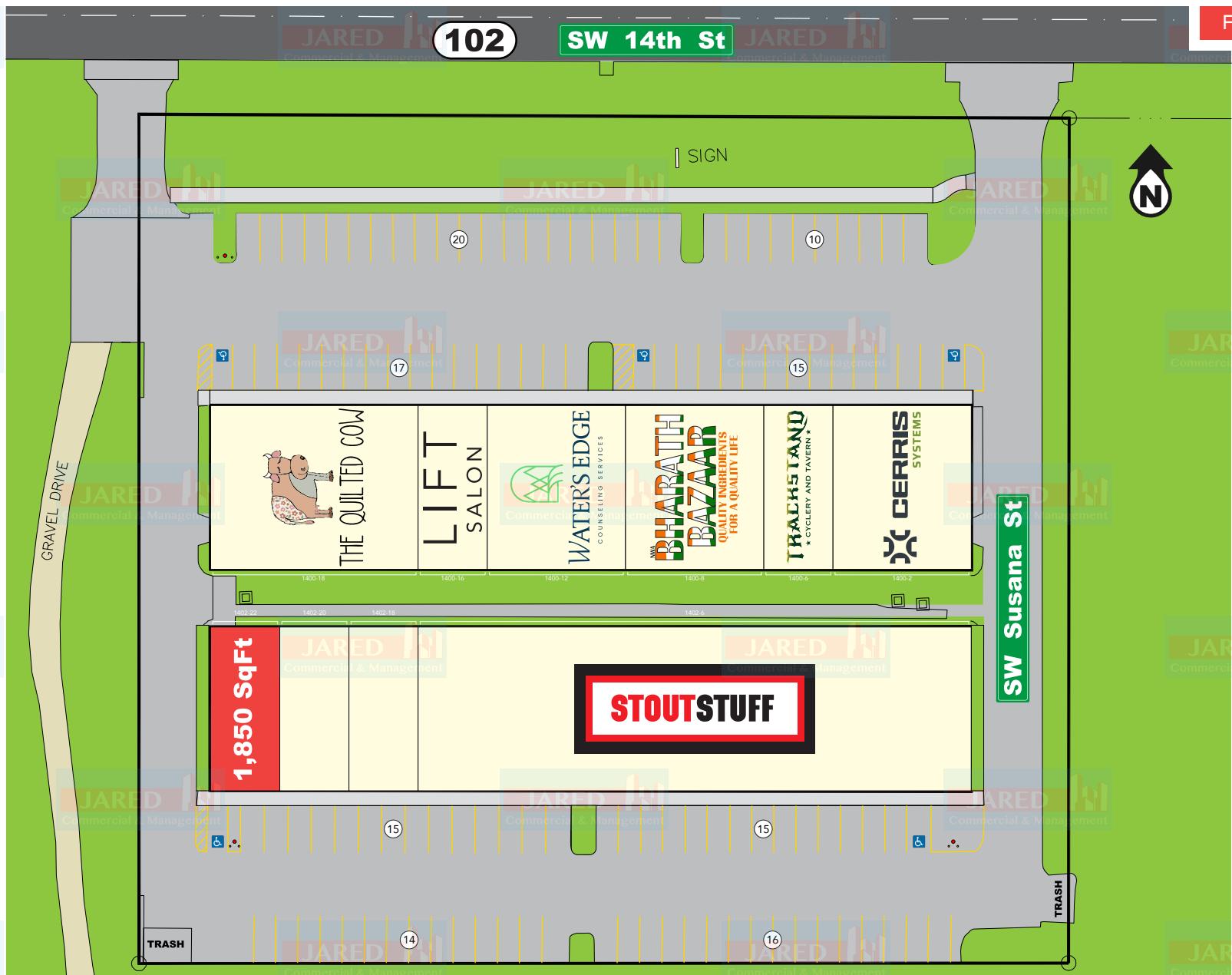
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SITE PLAN

For Lease



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ADDITIONAL PHOTOS



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RETAILER MAP



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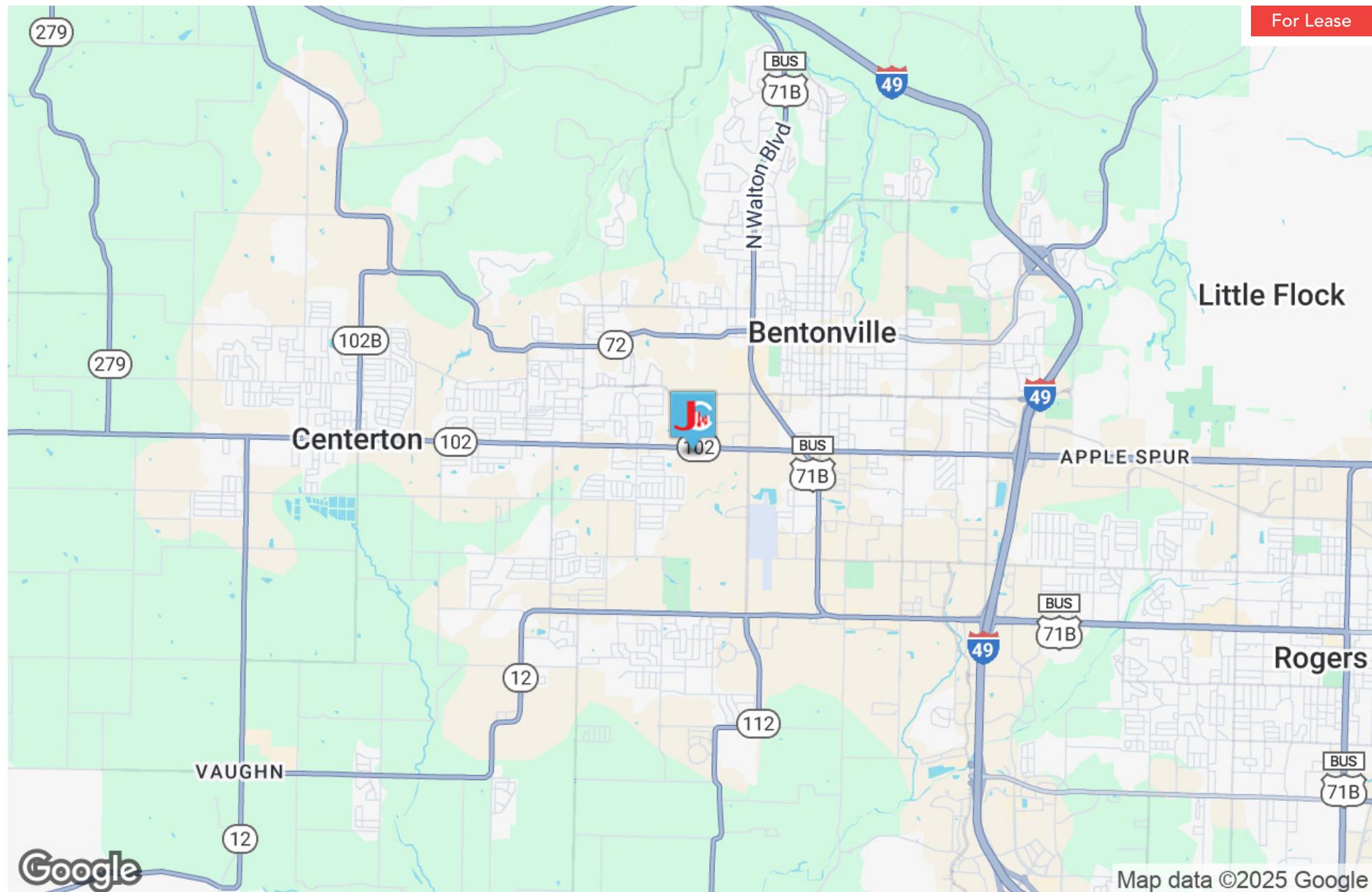
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LOCATION MAP

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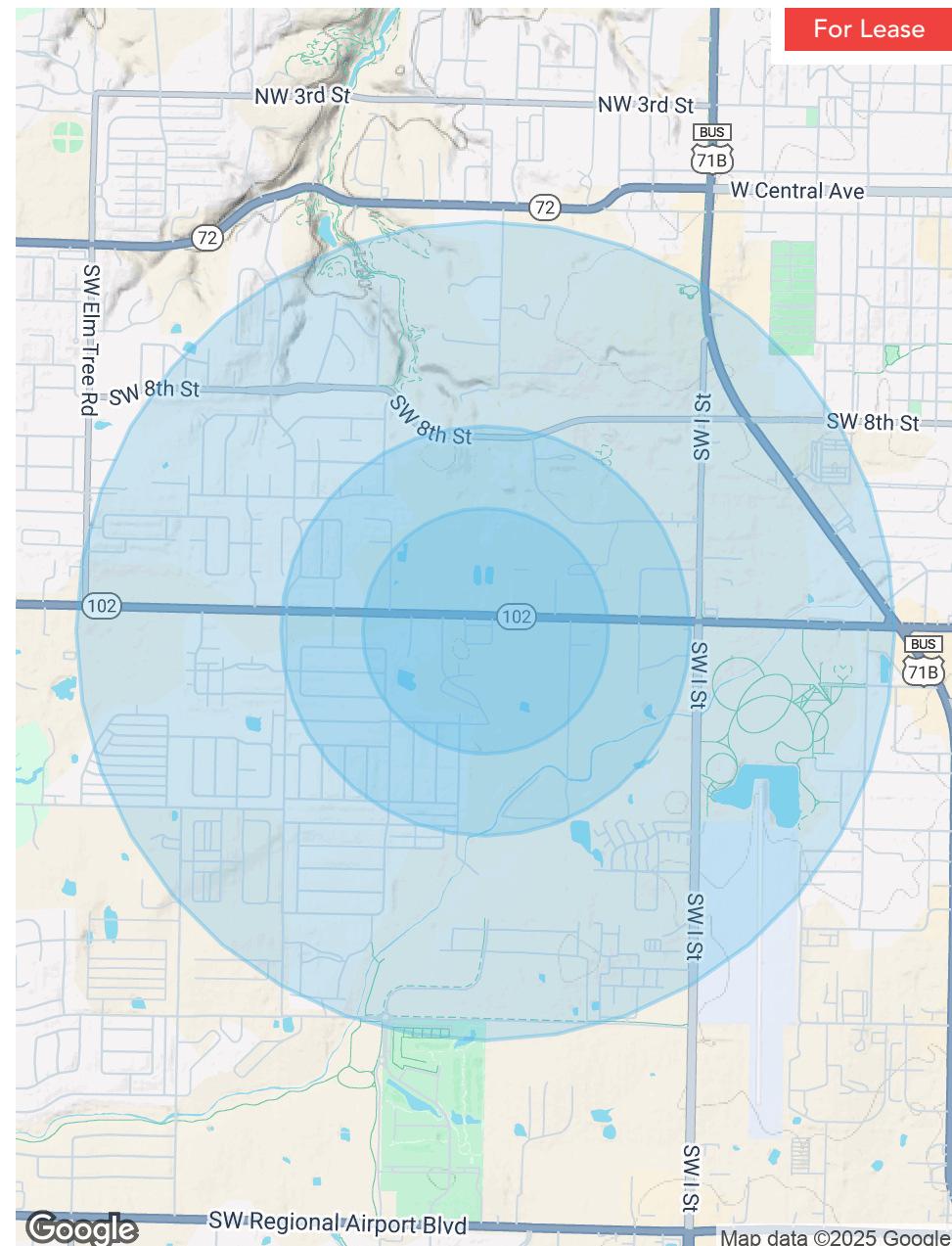
1400 & 1402 SW SUSANA ST, BENTONVILLE, AR 72712



DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 657 | 2,129 | 8,299 |
| Average Age | 34 | 34 | 34 |
| Average Age (Male) | 33 | 33 | 33 |
| Average Age (Female) | 35 | 34 | 34 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 252 | 829 | 3,248 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$110,501 | \$112,429 | \$119,187 |
| Average House Value | \$386,860 | \$368,173 | \$351,263 |

Demographics data derived from AlphaMap



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For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: **417.877.7900 x101** | Cell: **417.350.4771**

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: **417.877.7900 x111** | Cell: **417.840.9001**

MO #2012016985

EDUCATION

BA - Drury University

Real Estate License

MEMBERSHIPS

BOMA International

ICSC

Missouri Realtors

National Association of Realtors

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