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LAND FOR SALE, LEASE OR BTS

SW 14th St, Bentonville, AR



SW 14th St
35,000 VPD

±0.75 Acres

CONTACT US TODAY
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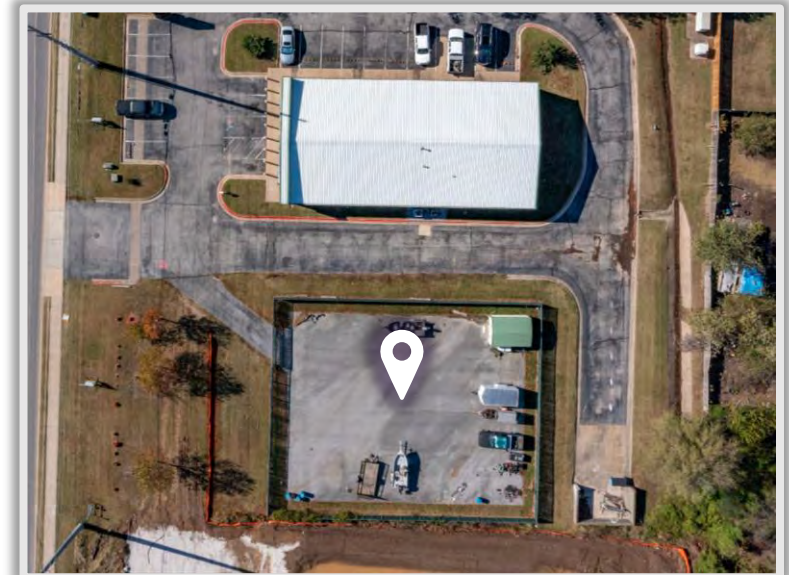
Property Understanding

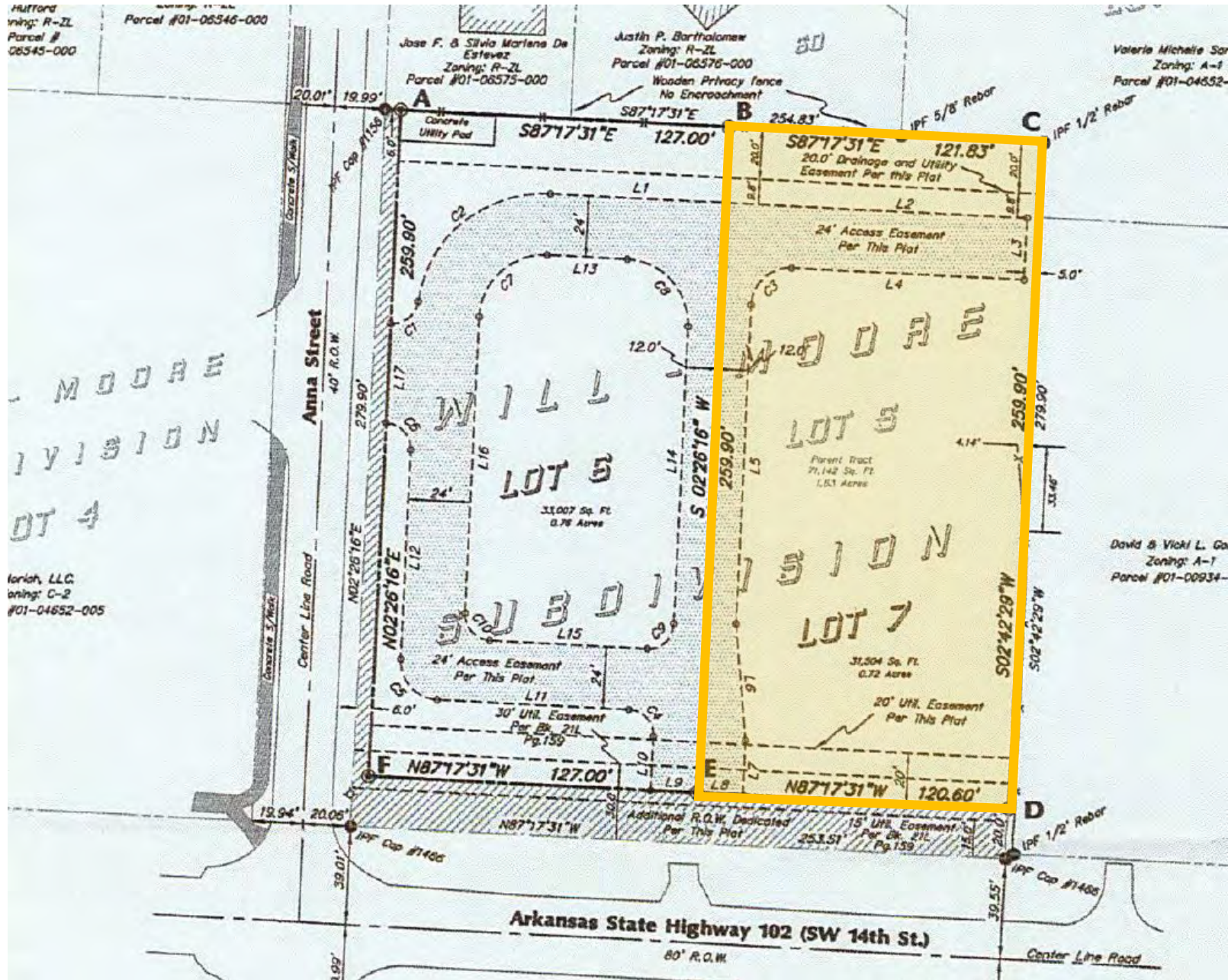
OVERVIEW

Offering	For Sale, Ground Lease or Build-to-Suit
Price	\$850,000
Lease Rate	Negotiable
Address	SW 14 th Street
City/State	Bentonville, AR 72712
Property Type	Land
Lot Size	±0.72 Acres
Zoning	C-2
Traffic Counts	SW 14 th St – 35,000 VPD

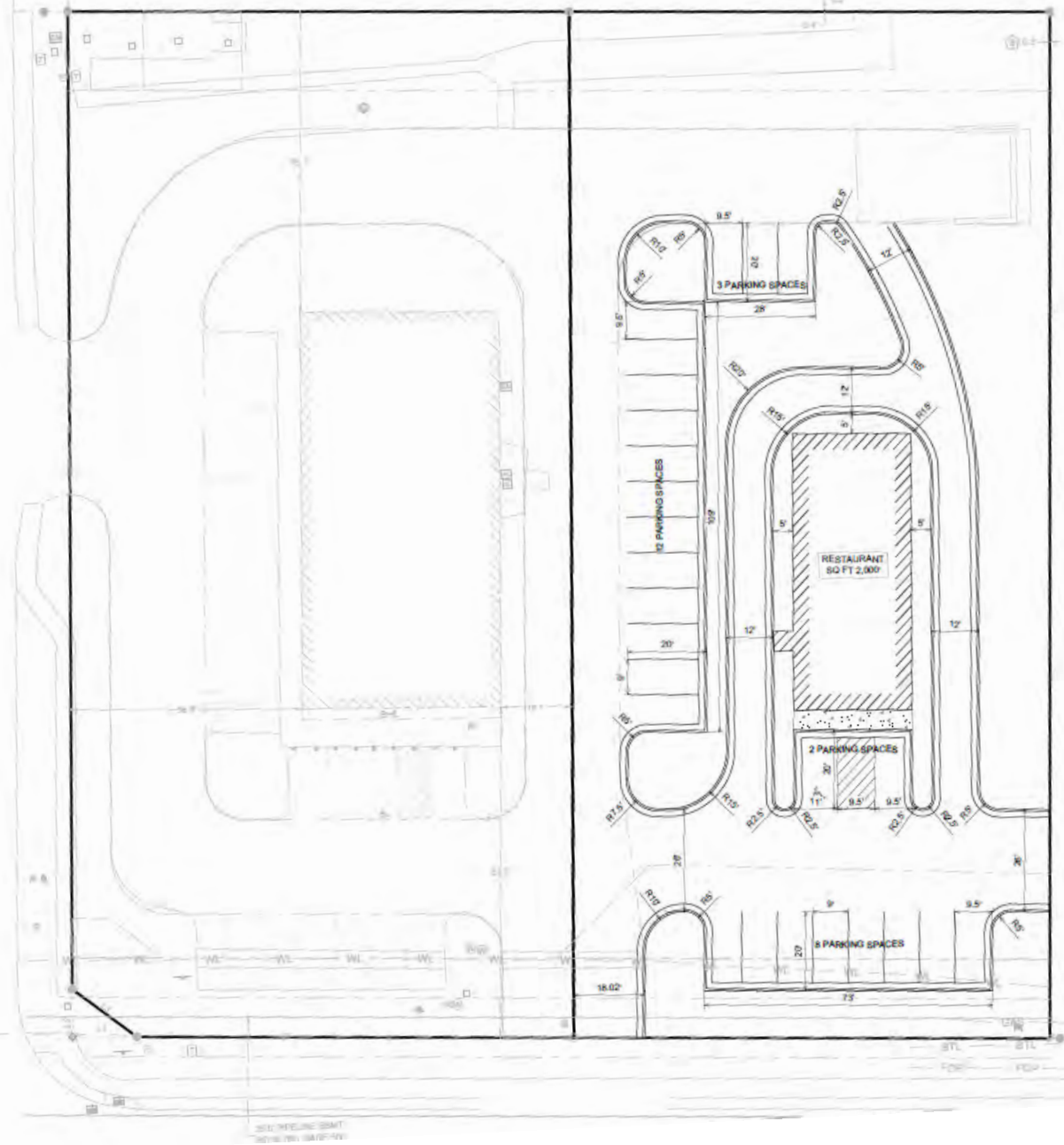
PROPERTY HIGHLIGHTS

- Approximately 127 linear feet of frontage on SW 14th St
- Filled, graded, and paved pad
- Detention in place for future building
- Shared access drives and enclosed dumpster
- SW 14th St frontage has been landscaped

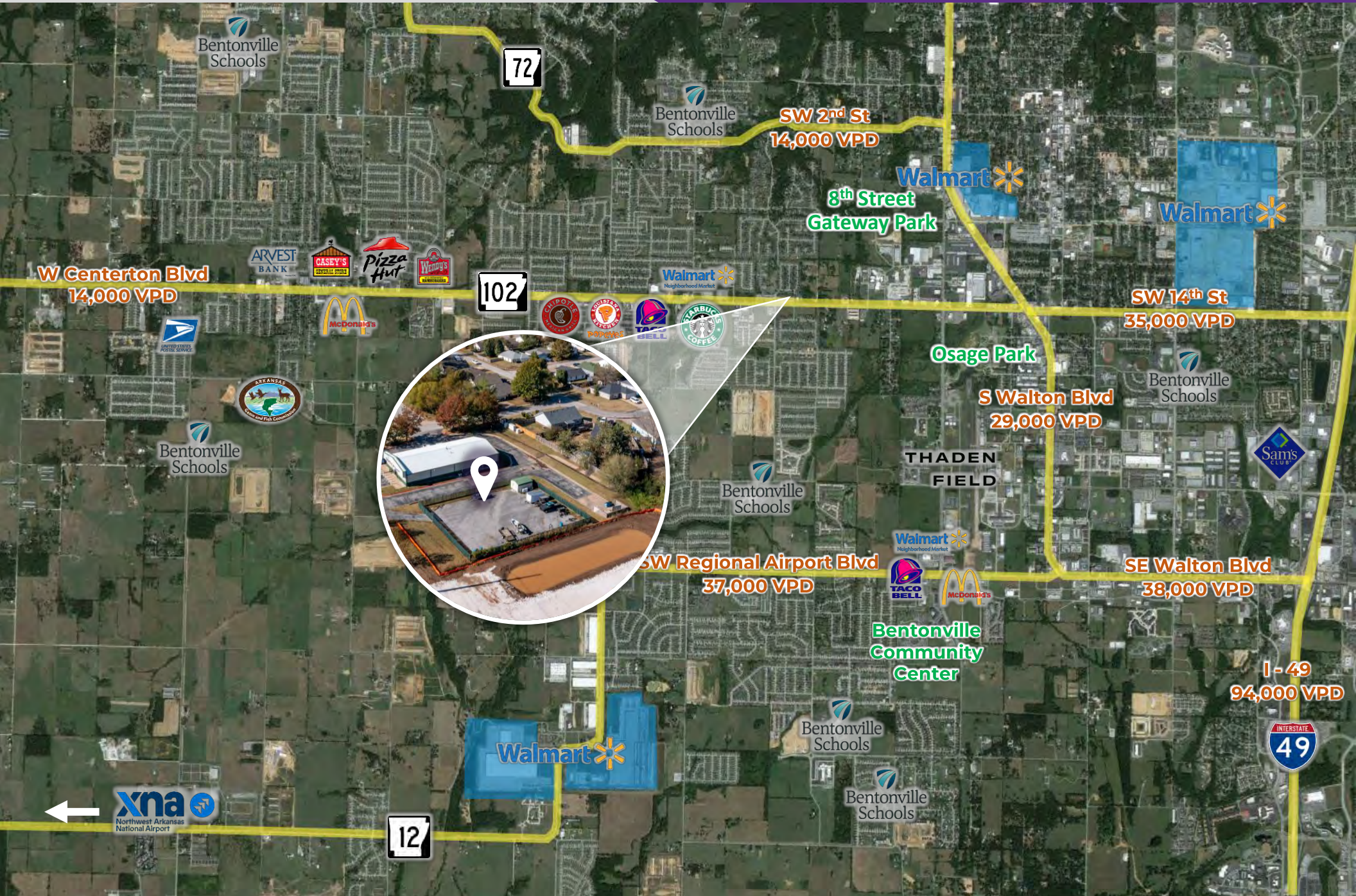




Conceptual plan showing 2,000 SF retail/restaurant with ample space for drive-thru



NOTE: *Conceptual only. Please consult with civil engineering and city for final approval.



LOOKING WEST



Centerton City Limits

gerber
COLLISION & GLASS

midCITIES
ANIMAL HOSPITAL



DOLLAR TREE

CALIBER
COLLISION

BEEF O'BRADYS
GOOD FOOD. GOOD SPORTS.



Littlefield
Express

United Bank

CLUB PILATES

CLIP CLIP HOORAY!

SW 14th St
35,000 VPD

Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.


Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazium.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	58,561	106,864	240,727
Households	21,881	38,827	88,741
Average Age	33.6	34.7	37.0
Average Household Income	\$129,502	\$133,144	\$122,252
Businesses	2,040	3,357	6,242

**Demographic details based on property location*

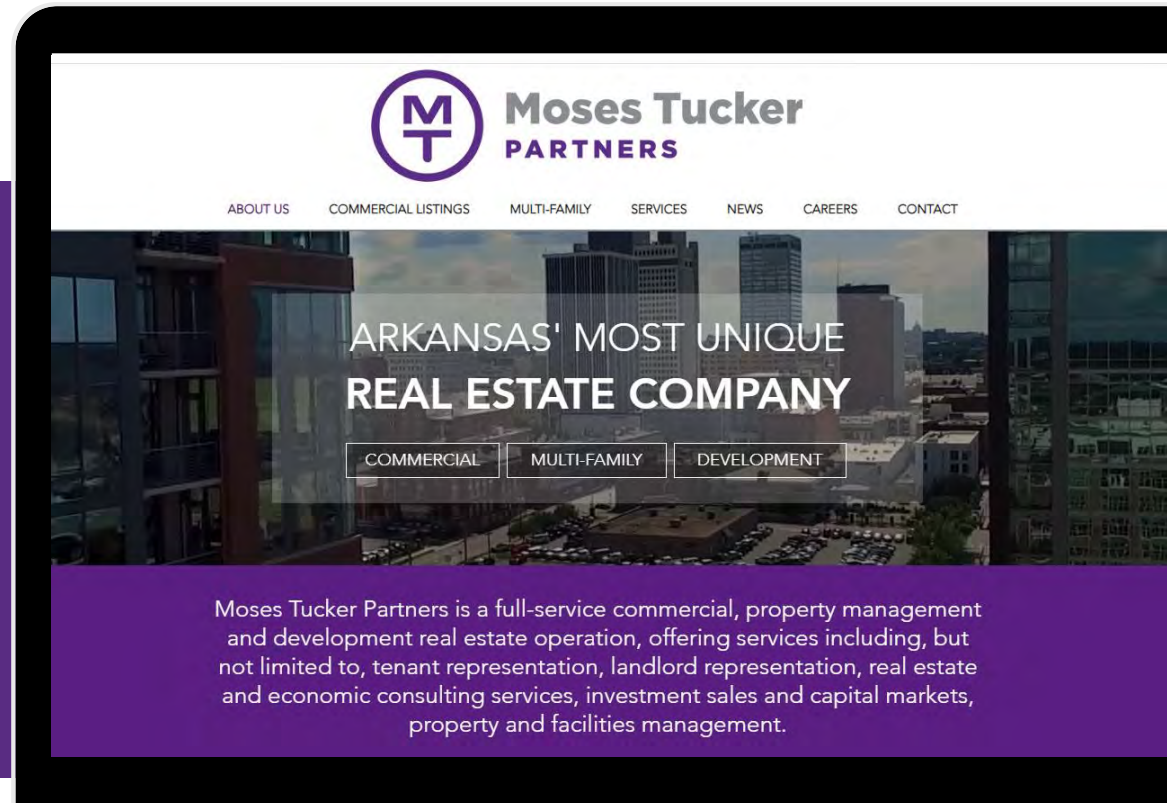
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