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RETAIL BUILDING FOR LEASE

2310 SW 14th St, Bentonville, AR



CONTACT US TODAY
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Property Understanding

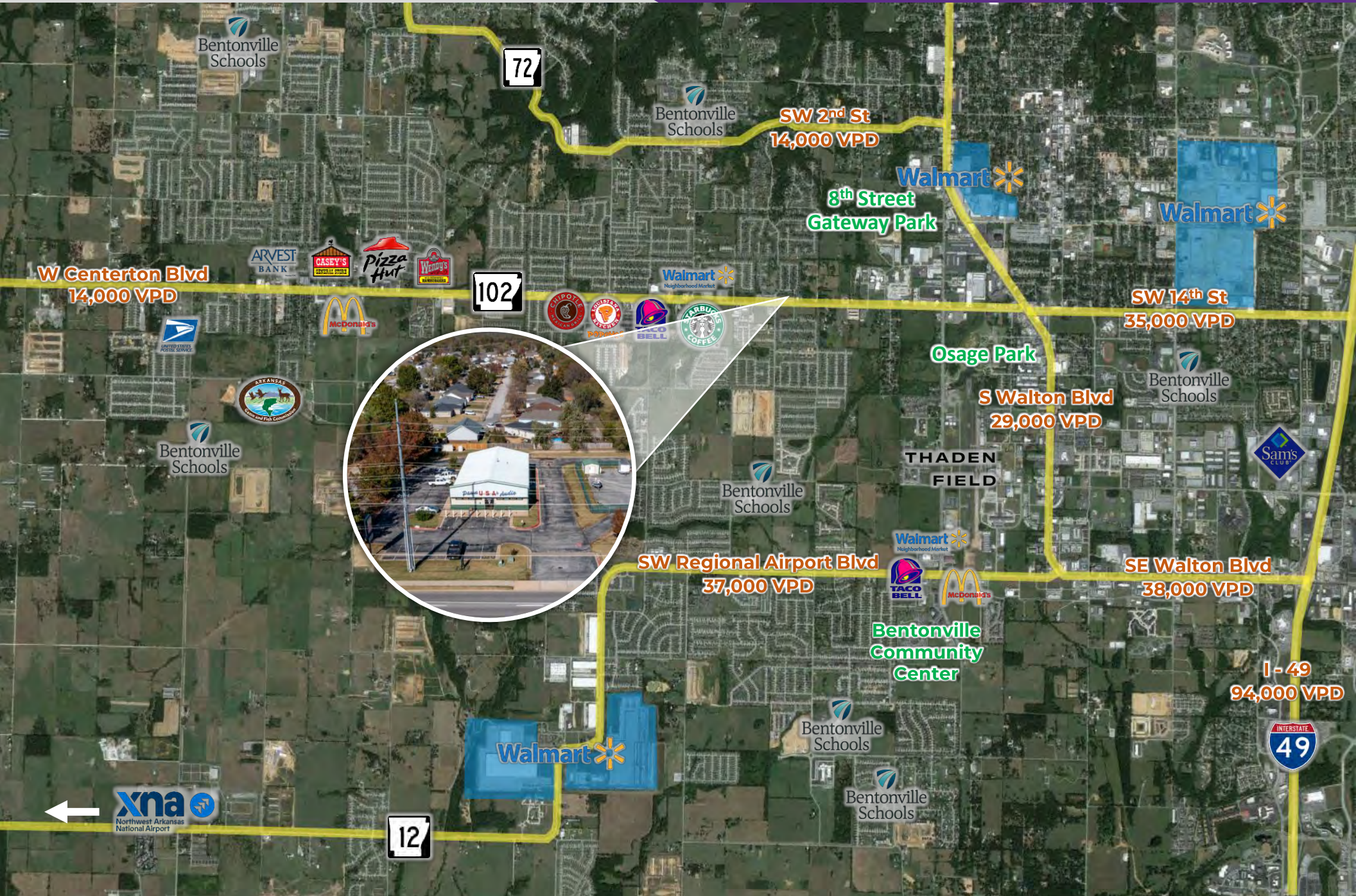
OVERVIEW

Offering	For Lease
Lease Rate & Type	\$21.00/SF NNN
Address	2310 SW 14 th Street
City/State	Bentonville, AR 72712
Property Type	Retail
Building Size	±5,000 SF <ul style="list-style-type: none">○ 3,000 SF Retail○ 2,000 SF Warehouse
Year Built	2005
Traffic Counts	SW 14 th St – 35,000 VPD

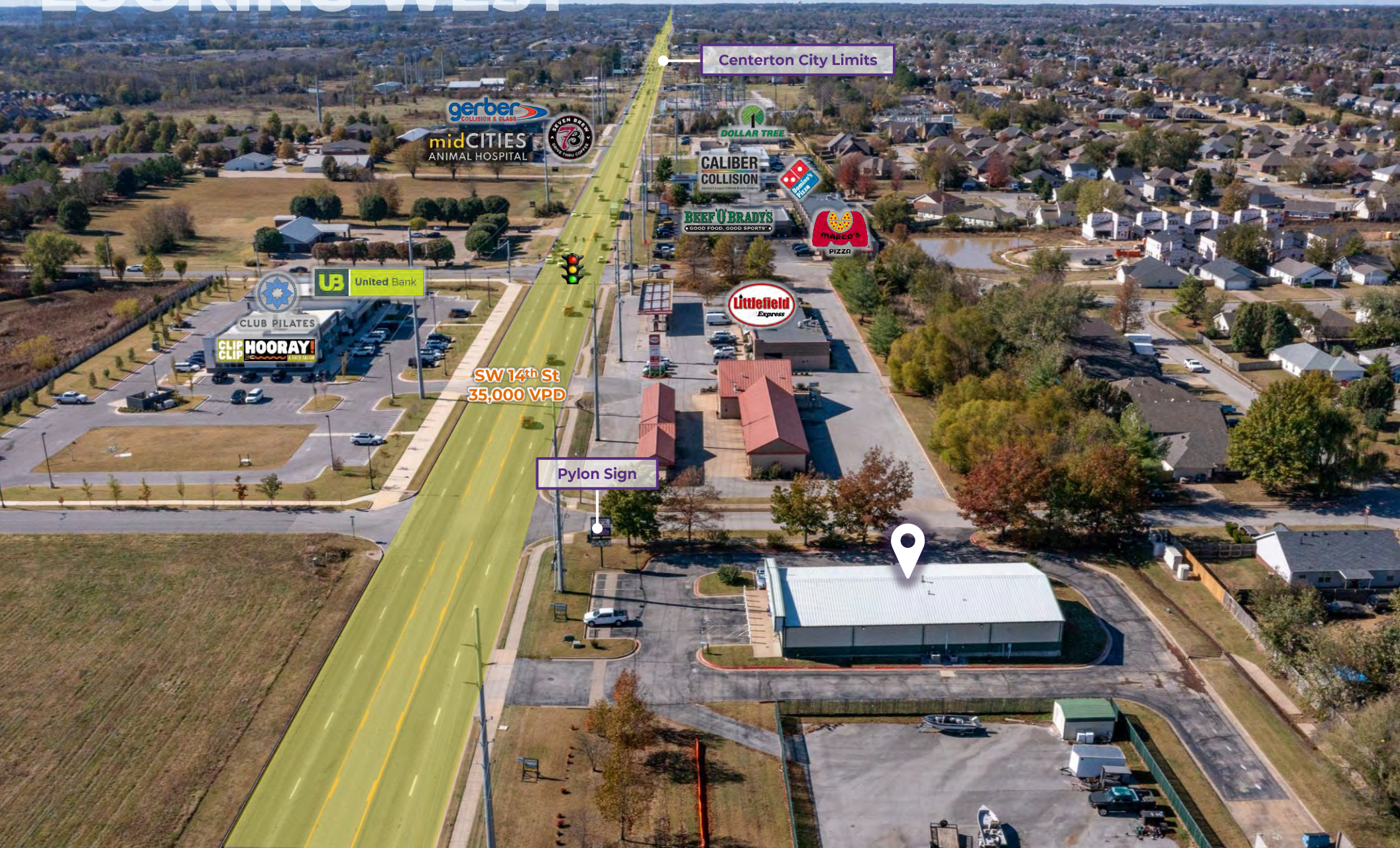
PROPERTY HIGHLIGHTS

- Pylon signage on SW 14th St
- On-site parking – 20 spaces
- 10 x 10 drive in roll up door
- Warehouse space has no climate control
- Ceiling height: center – 18', side walls – 12'
- 200-amp electric service
- HVAC – 7 Ton unit
- Building is equipped with security system and CCTV monitoring





LOOKING WEST



Centerton City Limits

gerber
COLLISION & GLASS
midCITIES
ANIMAL HOSPITAL

SEVEN BRIDES
WEDDING CENTER

DOLLAR TREE

CALIBER
COLLISION

Marco's
PIZZA

BEEF 'O BRADY'S
GOOD FOOD. GOOD SPORTS.

MARCO'S
PIZZA

United Bank
CLUB PILATES
CLIP HOORAY

SW 14th St
35,000 VPD

Littlefield
Express

Pylon Sign





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*

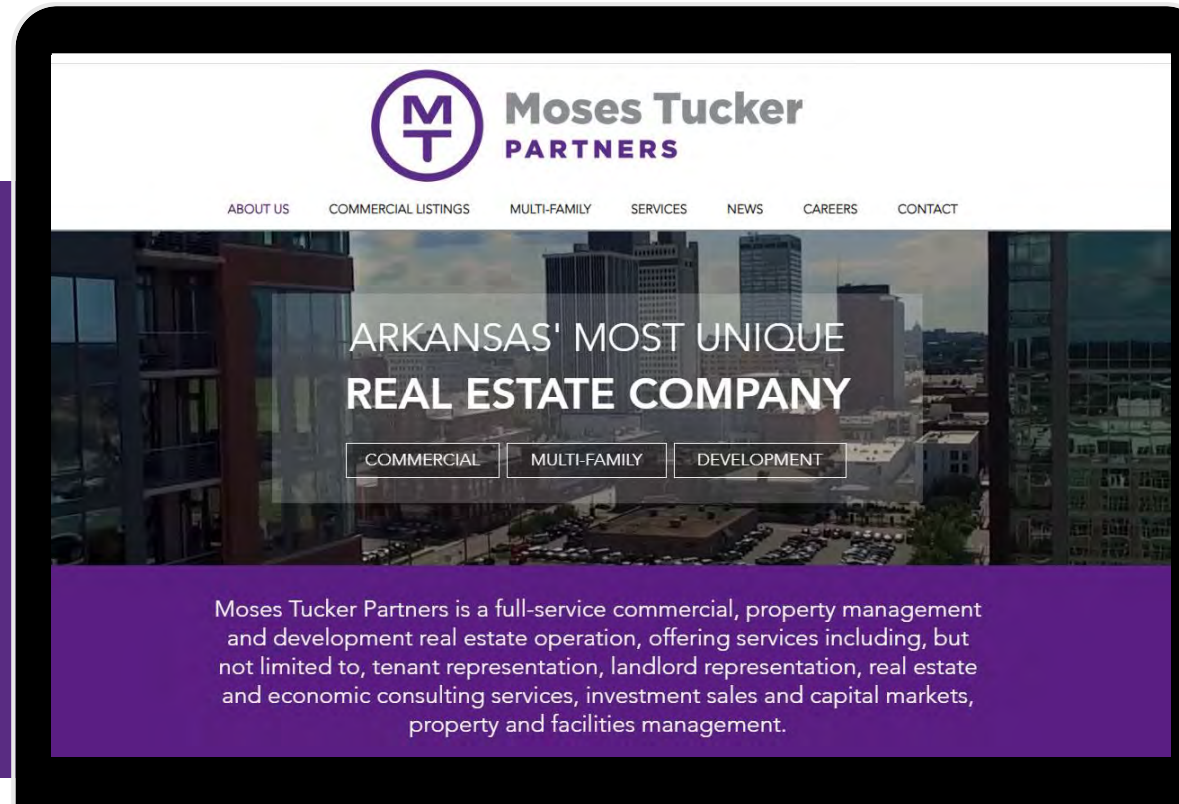
CONNECT

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