



2003 SW Regional Airport Blvd, Bentonville, AR 72712

**\$4,800,000**

Brightwood Park - 100% LEASED RETAIL ASSET

Brightwood Park - 100% LEASED RETAIL ASSET EXCLUSIVE



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Listing Added: 06/18/2022

Listing Updated: Today



## Details

Asking Price	<b>\$4,800,000</b>	Property Type	<b>Office</b>
Subtype	<b>Creative Office, Medical Office, Traditional Office</b>	Class	<b>B</b>
Tenancy	<b>Multi</b>	Number of Tenants	<b>5</b>
Square Footage	<b>34,080</b>	Net Rentable (sq ft)	<b>38,080</b>
Price/Sq Ft	<b>\$140.85</b>	Cap Rate	<b>5.46%</b>
Pro-Forma Cap Rate	<b>5.46%</b>	Occupancy	<b>100%</b>
Pro-Forma NOI	<b>\$262,174</b>	Units	<b>5</b>
Year Built	<b>2006</b>	Year Renovated	<b>2021</b>
Buildings	<b>1</b>	Stories	<b>1</b>
Permitted Zoning	<b>Commercial - C1</b>	Lot Size (acres)	<b>3.75</b>
Parking (spaces)	<b>111</b>	Broker Co-Op	<b>Yes</b>
APN	<b>01-11475-000</b>	Price/Unit	<b>\$960,000</b>
Ground Lease	<b>Yes</b>	Ground Lease Remaining	<b>5 years</b>
Ownership	<b>Owned</b>		

## Marketing Description

Salmonsens Group is pleased to present this retail investment opportunity in one of the most prime locations that Northwest Arkansas has to offer. The property is 100% Leased to a diverse mix of tenants including a church, a wrestling school, preparatory school, and a Mexican Restaurant that just extended their lease during the COVID pandemic. This is a true testament to the value of most any retailer being in this location. It is clear that the demand is present in this particular area. It is no wonder the property is currently 100% leased, and there are still tenants who are calling to try to lease the space. The property is also priced below replacement cost. There building is well-parked. The building was recently re-landscaped in the past year, and the exterior has also been recently redone. Recently a "drink-thru" has done a 5 year land lease on the Northeast corner of the lot. They are in the midst of their construction now. This offering is a package deal and will be sold in conjunction with Oak Trace, a 92.13% leased office building, also in Bentonville, AR, being offered at \$15,150,000.

## Investment Highlights

This retail center is situated in a highly-strategic location on SW Regional Airport BLVD (HWY 12) which runs from the heart of Bentonville, Arkansas directly to the Walmart Distribution Center at 5800 SW Regional Airport Blvd.

This distribution center is over 1.25 Million Square feet in size.

Property borders a highly-dense residential area with over 3,300 homes within a one mile radius.

Property on South side of Highway.

Property is currently 100% leased, and there are still tenants who are calling to try to lease the space.

There is a lack of retail inventory in the nearby vicinity.

**\*\*\* TO BE SOLD SIMULTANEOUS WITH OAK TRACE OFFICE PARK \*\*\***



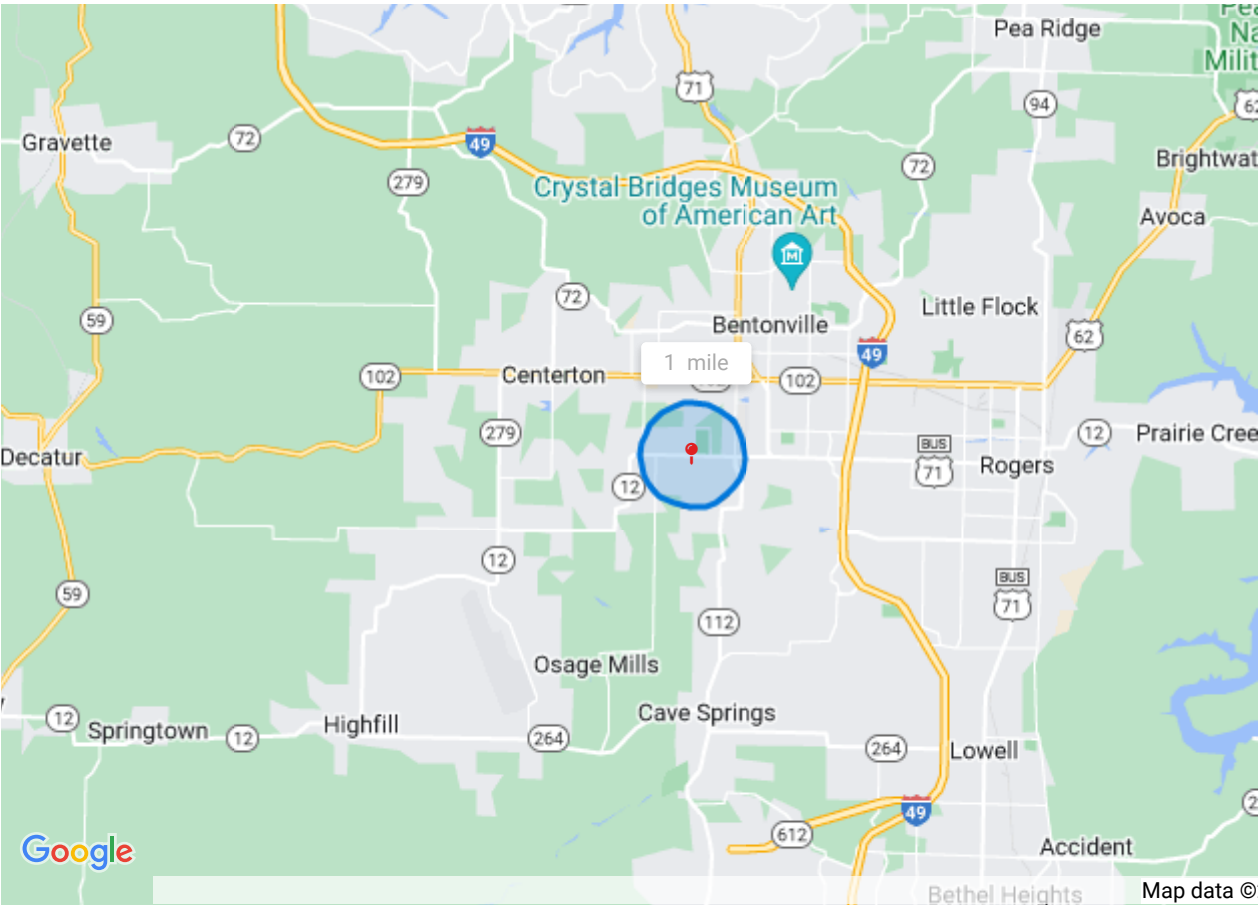
Location (1 Location)



Property Photos (5 photos)



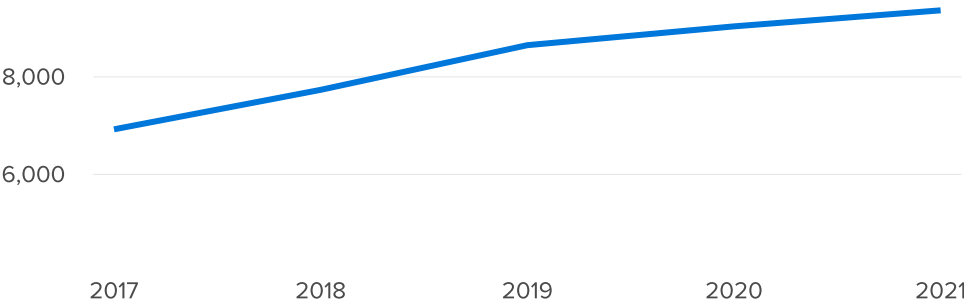
# Demographic Insights



## Population

9,365

↑ 8% Compared to 9,036 in 2020      ↑ 35% Compared to 6,924 in 2017



Household Income

\$102k

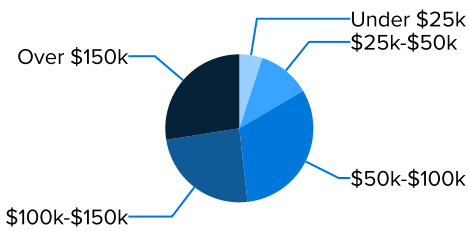
Median Income

\$107k

2026 Estimate

↑ 1%

Growth Rate



Age Demographics

32

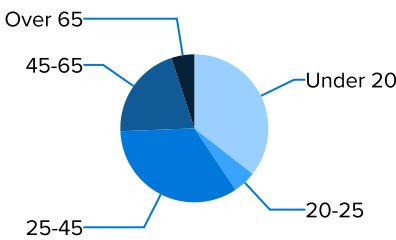
Median Age

32

2026 Estimate

0%

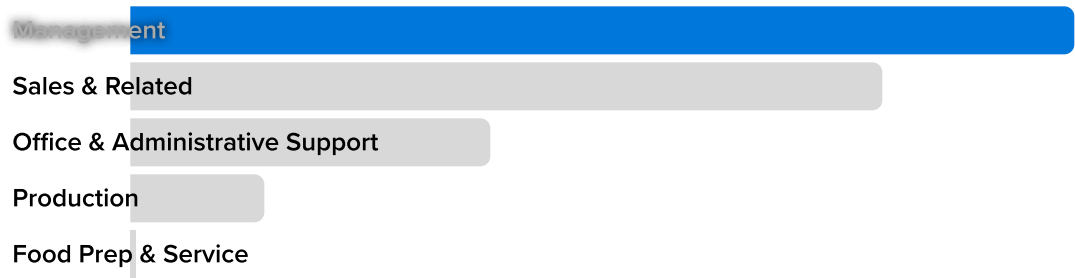
Growth Rate



Number of Employees

957

Top 5 Employment Categories



Housing Occupancy Ratio

11:1

11:1 predicted by 2026

Renter to Homeowner Ratio

1:1

1:1 predicted by 2026