

+/- 1,400 SF OF PRIME OFFICE SPACE FOR LEASE

1803 SW REGIONAL AIRPORT

Bentonville, AR 72713



PROPERTY DESCRIPTION

Prime commercial office space available just 10 minutes from XNA, and located between the Walmart HQ office near downtown Bentonville and the Walmart Distribution Center located further west on SW Regional Airport. Gross lease, ample parking, and an excellent monument and signage opportunities for your business to capture the views of over 37,000 VPD on Regional Airport Blvd.

PROPERTY HIGHLIGHTS

- Suite 13: +/- 1,400 SF
- Gross Lease
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (Gross)
Available SF:	1,400 SF
Building Size:	29,342 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	194	758	2,847
Total Population	499	1,908	7,297
Average HH Income	\$112,934	\$109,505	\$105,556

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

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Each Office Independently Owned and Operated salmonsengroup.com

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SUITE 13 PHOTOS

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SUITE 13 FLOOR PLAN

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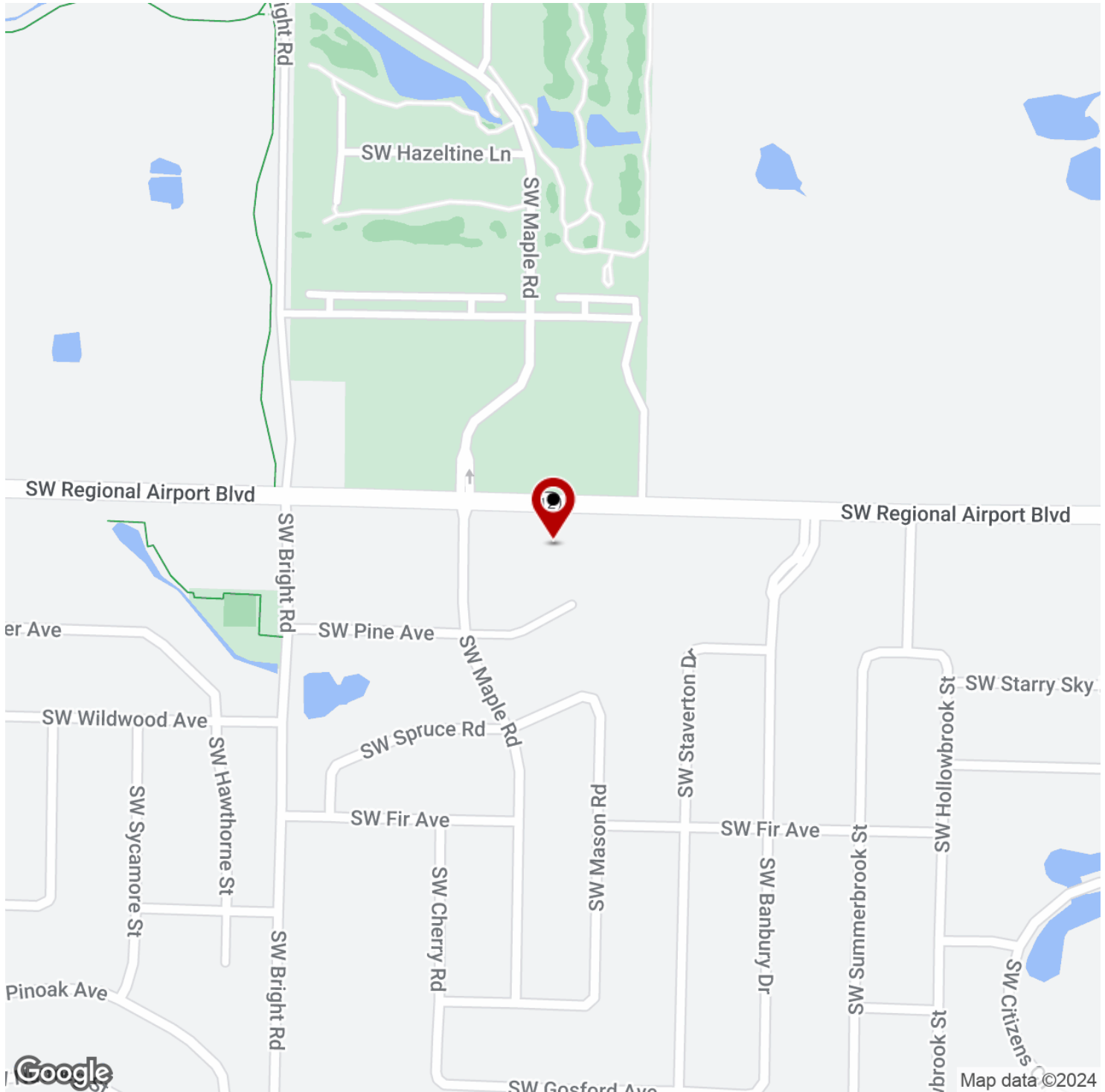
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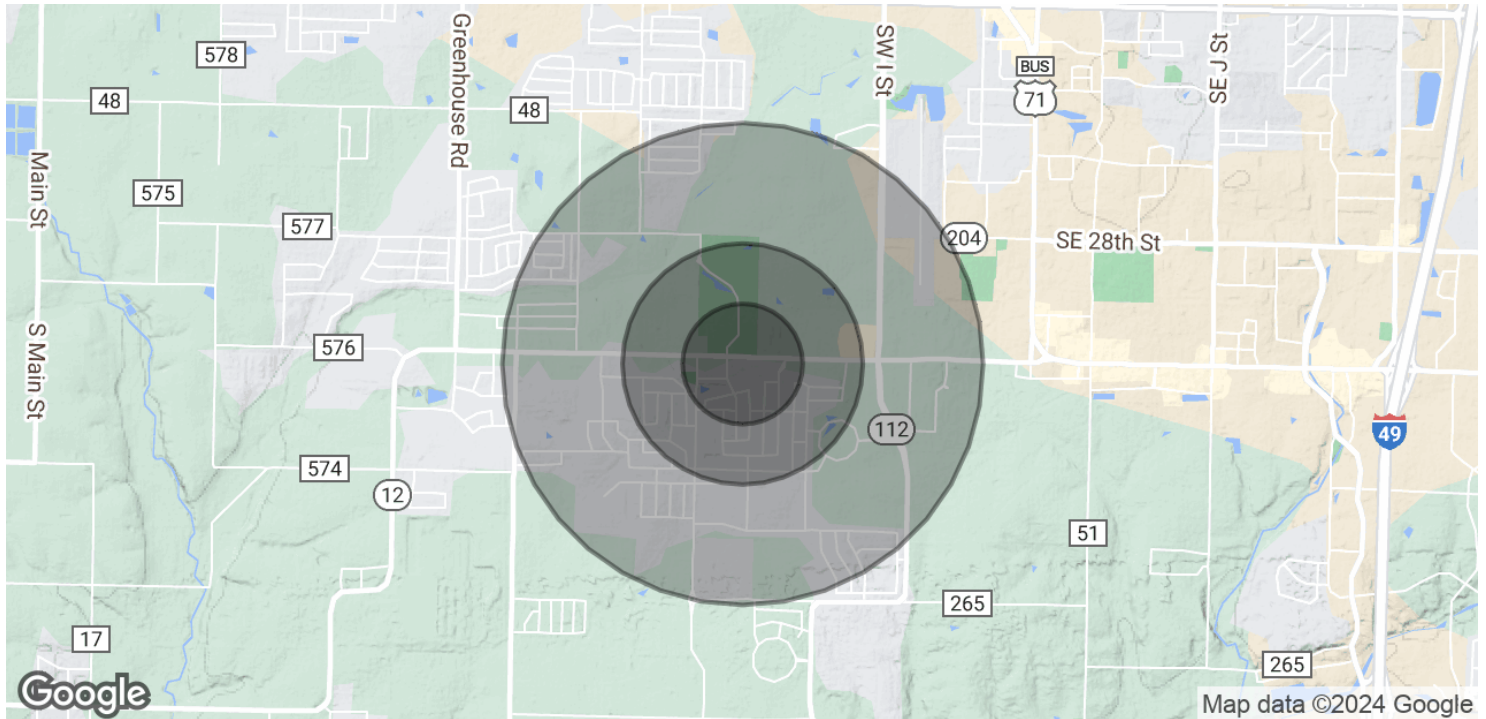
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	499	1,908	7,297
Average Age	30.7	30.9	30.2
Average Age (Male)	31.9	31.8	29.7
Average Age (Female)	29.1	29.4	30.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	194	758	2,847
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$112,934	\$109,505	\$105,556
Average House Value	\$309,937	\$302,045	\$289,764

2020 American Community Survey (ACS)

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