

**+/- 1,000 - 1,935 SF OF SPACE FOR LEASE**

# 504 E CENTERTON BLVD

Centerton, AR 72719



## PROPERTY DESCRIPTION

+/- 1,000 - 1,200 SF of office and retail space available off Centerton Blvd! Centerton Blvd sees approx. 29,000 VPD and the city of Centerton is quickly growing, making this an excellent location to grow and expand your business! Located in Lake View Plaza, a multi-tenant building that was recently built in 2020. NNN Lease with tenant responsible for Electric and Gas and Landlord paying Water.

## PROPERTY HIGHLIGHTS

- Suites Available: 564: +/- 1,200SF, 566: +/- 1,000SF, 572: +/- 1,935SF
- Lease Type: NNN
- VPD: 29,000

## NOTABLE OTHER TENANTS

- TCBY's
- LAB One Two
- Sam's Family Diner
- Moe's Southwest Grill
- Wendy's

## OFFERING SUMMARY

Lease Rate:	\$21.00 - 24.00 SF/yr (NNN)
Available SF:	1,000 - 1,935 SF
Building Size:	15,211 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,089	3,143
Total Population	661	2,662	8,051
Average HH Income	\$77,945	\$80,827	\$86,276

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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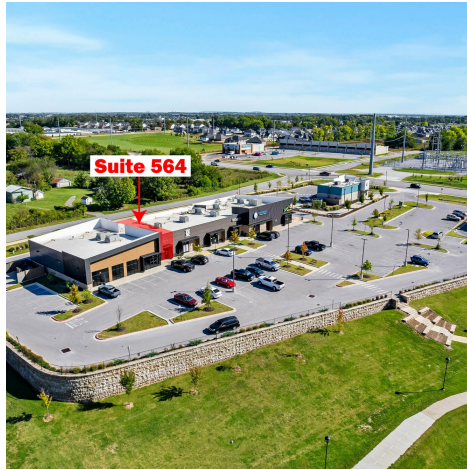
**KW COMMERCIAL**  
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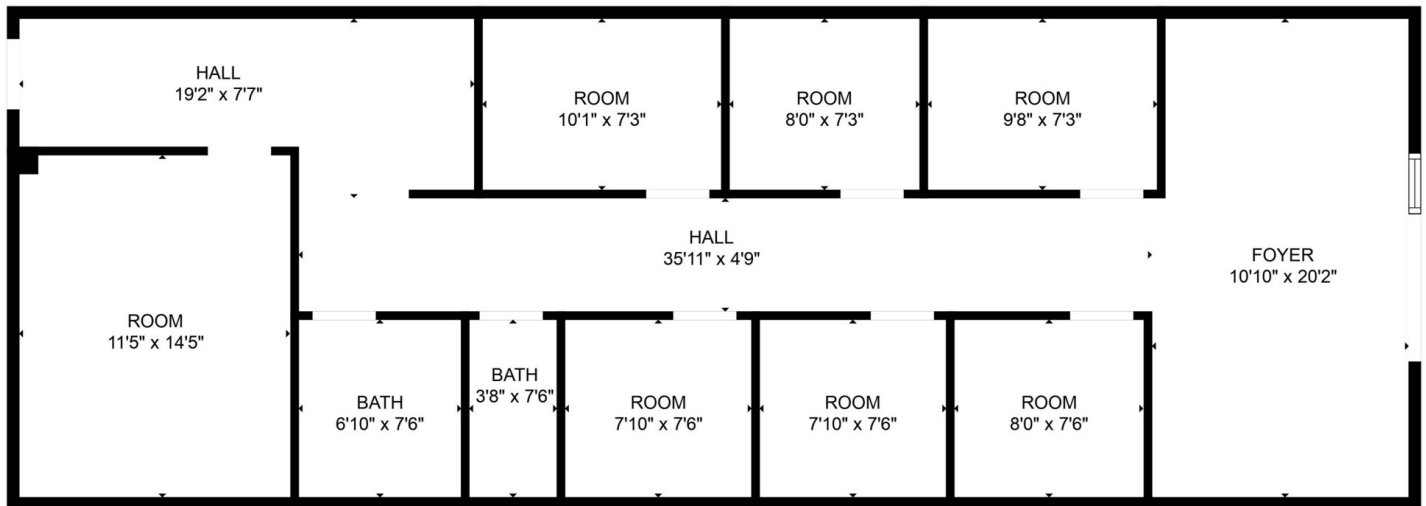
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## Suite 564 Floor Plan

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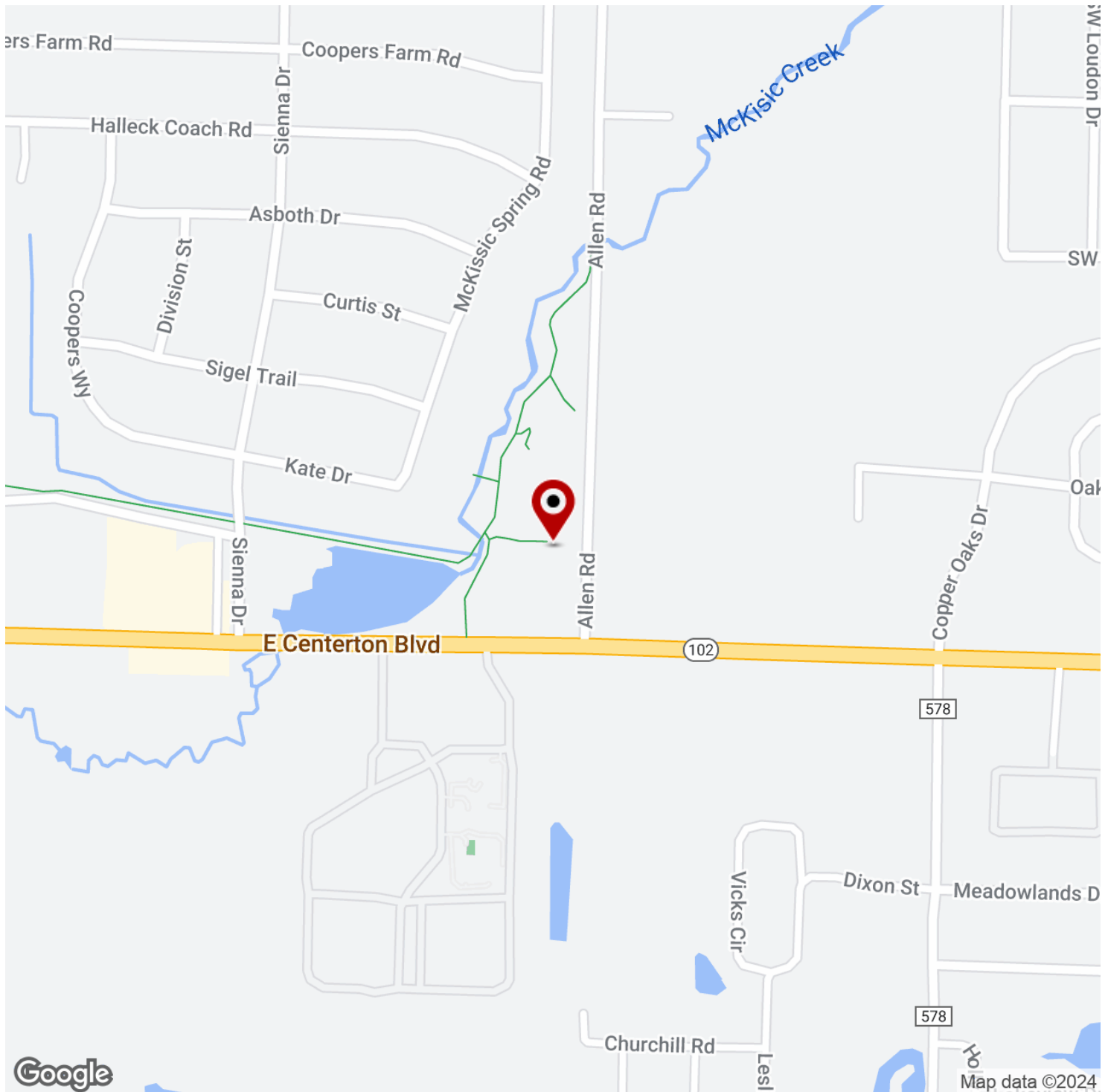
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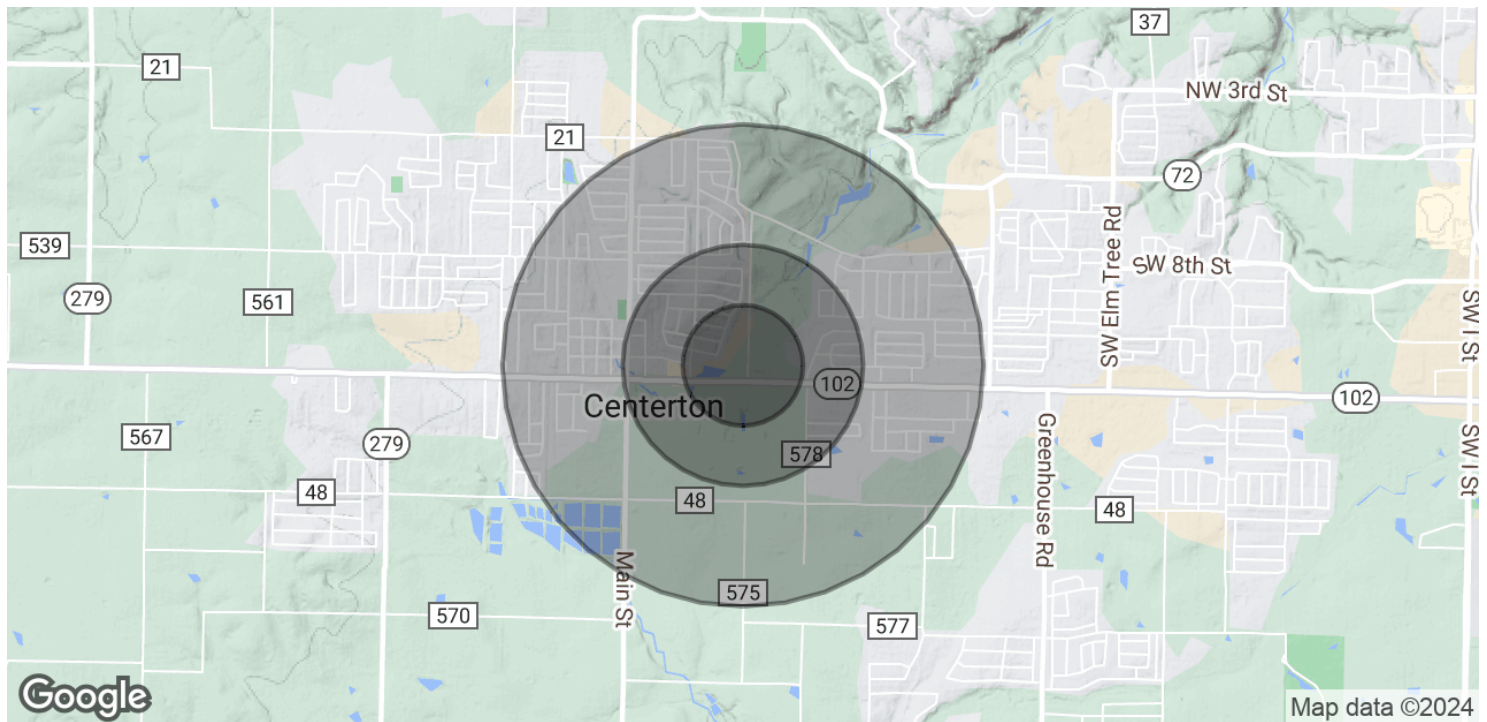
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	661	2,662	8,051
Average Age	31.1	31.1	30.9
Average Age (Male)	29.6	29.0	28.6
Average Age (Female)	35.4	35.1	34.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,089	3,143
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$77,945	\$80,827	\$86,276
Average House Value	\$191,641	\$189,817	\$192,234

*\* Demographic data derived from 2020 ACS - US Census*

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