

+/- 1,100 SF RETAIL FOR LEASE

FANTASTIC LOCATION FOR LEASE

927 NW 12th St., Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 1,100 SF corner suite available! Located across from the Harps Grocery store, off of Walton Blvd in Bentonville. Space features a large open area, private bathroom, and storage closet. Perfect place to grow your business with easy access to North Bentonville!

PROPERTY HIGHLIGHTS

- High Visibility
- N. Walton Location
- Across from Harps Grocery Store

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Gross)
Available SF:	1,100 SF
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,334	10,068	23,758
Total Population	3,629	26,773	61,798
Average HH Income	\$90,462	\$73,315	\$70,133

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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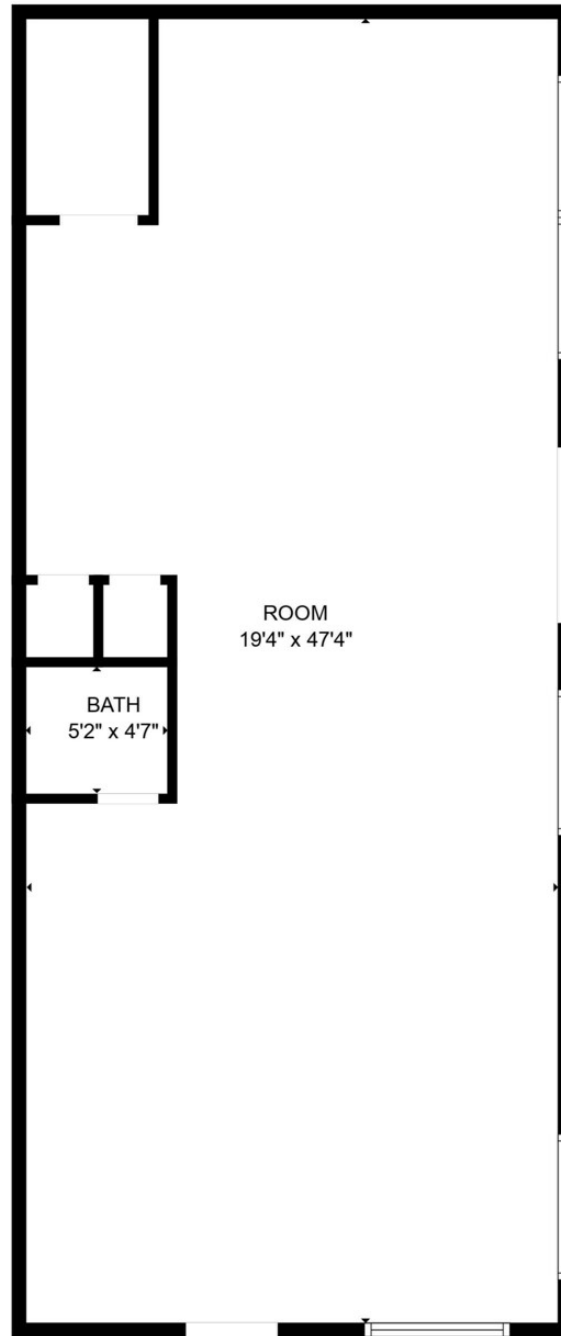
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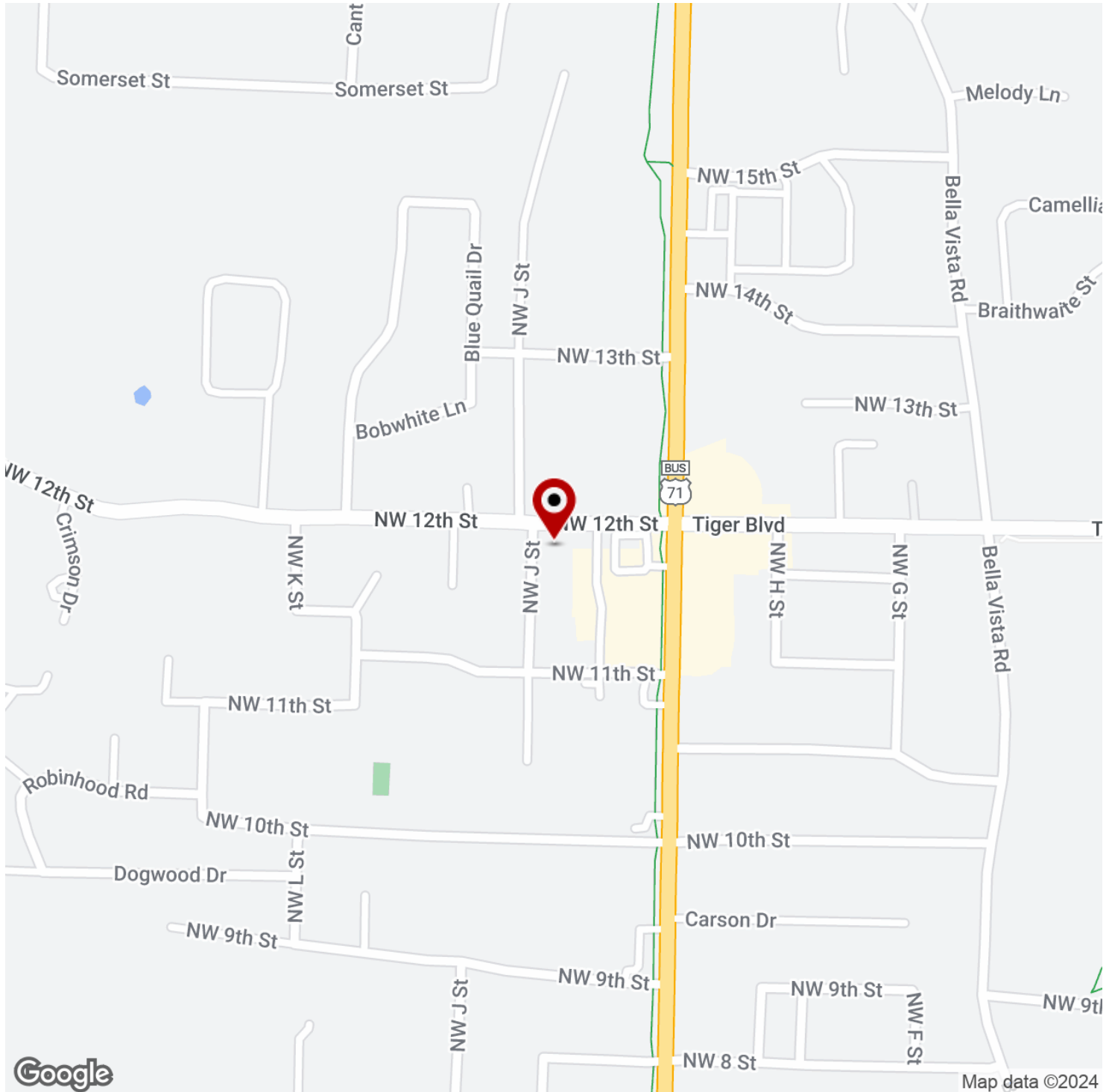
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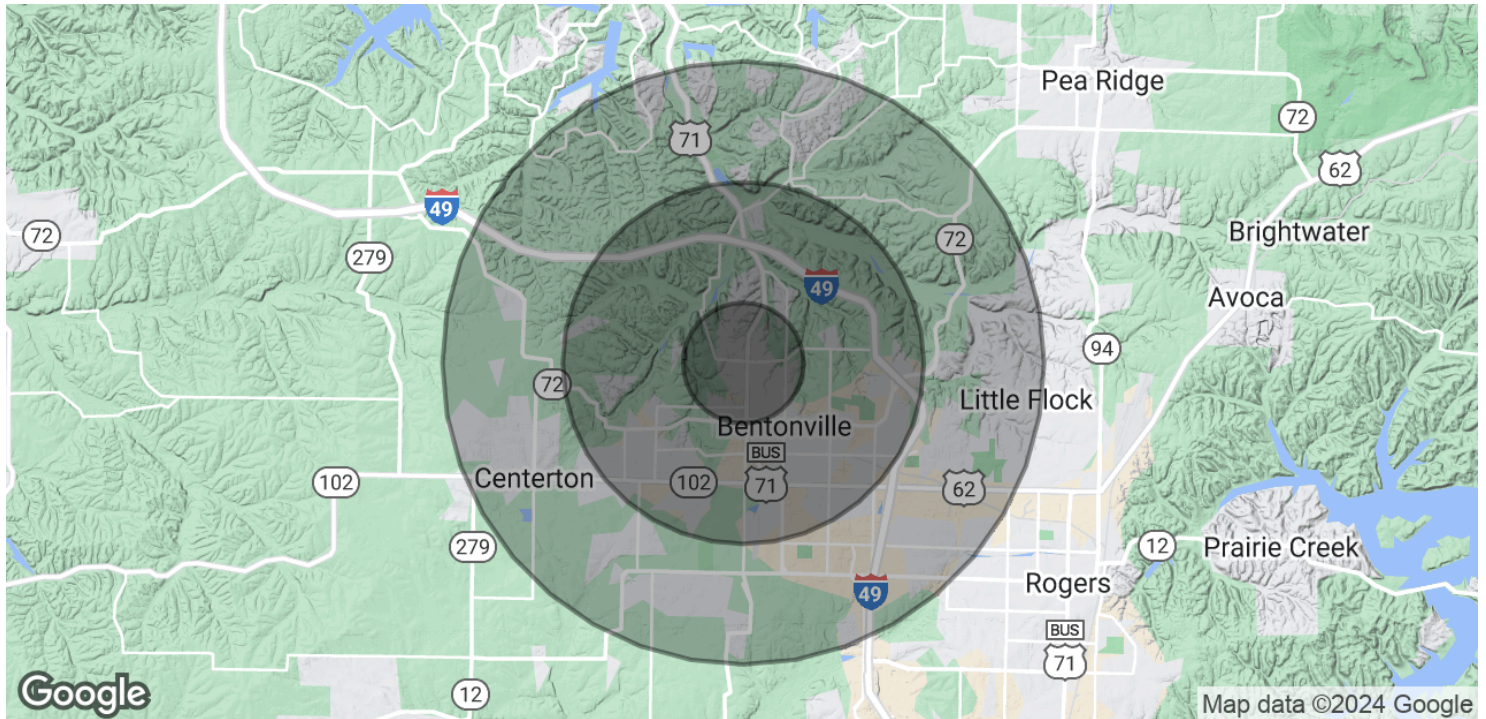
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,629	26,773	61,798
Average Age	35.6	33.6	33.4
Average Age (Male)	30.9	31.1	31.7
Average Age (Female)	37.8	35.7	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,334	10,068	23,758
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$90,462	\$73,315	\$70,133
Average House Value	\$310,796	\$241,695	\$208,155

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

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