

+/- 480 TO 2,160 SF OFFICE SPACE FOR LEASE

CROSSROADS PLAZA

201 SW 14th Street, Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 480 to 2,160 SF office space available situated at the bustling intersection of 14th and Walton! Adding to its appeal, both suites offer balcony access, perfect for enjoying outdoor work on warmer days. Located on the second floor of the rear building within Crossroads Plaza, accessibility is effortless with an elevator on-site.

PROPERTY HIGHLIGHTS

- Suite 201 - +/- 2,160 SF - NNN Lease
- Suite 205 - +/- 480 SF - Modified Gros
- Ample parking, multiple points of easy ingress & egress
- Other tenants include: Cox, Crisp & Green, Five Guys, and Pure Nutrition

OFFERING SUMMARY

Lease Rate:	\$18.50 - 28.75 SF/yr (NNN; MG)
Number of Units:	2
Available SF:	480 - 2,160 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	575	2,339	5,276
Total Population	1,286	5,102	10,886
Average HH Income	\$67,454	\$71,890	\$76,891

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TIMOTHY SALMONSEN

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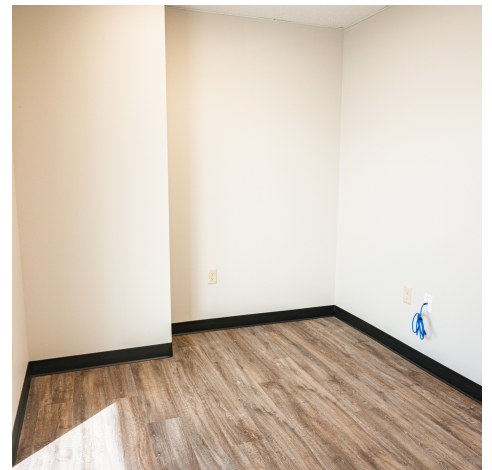
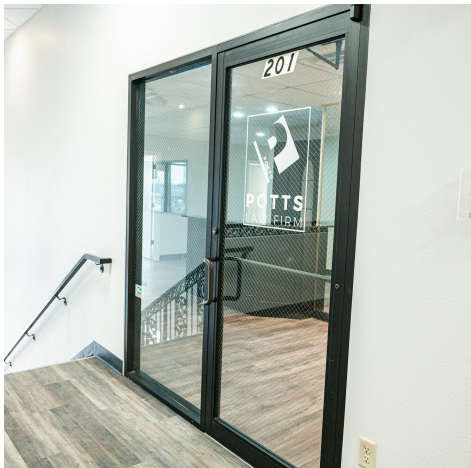
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CROSSROADS PLAZA - SUITE 201

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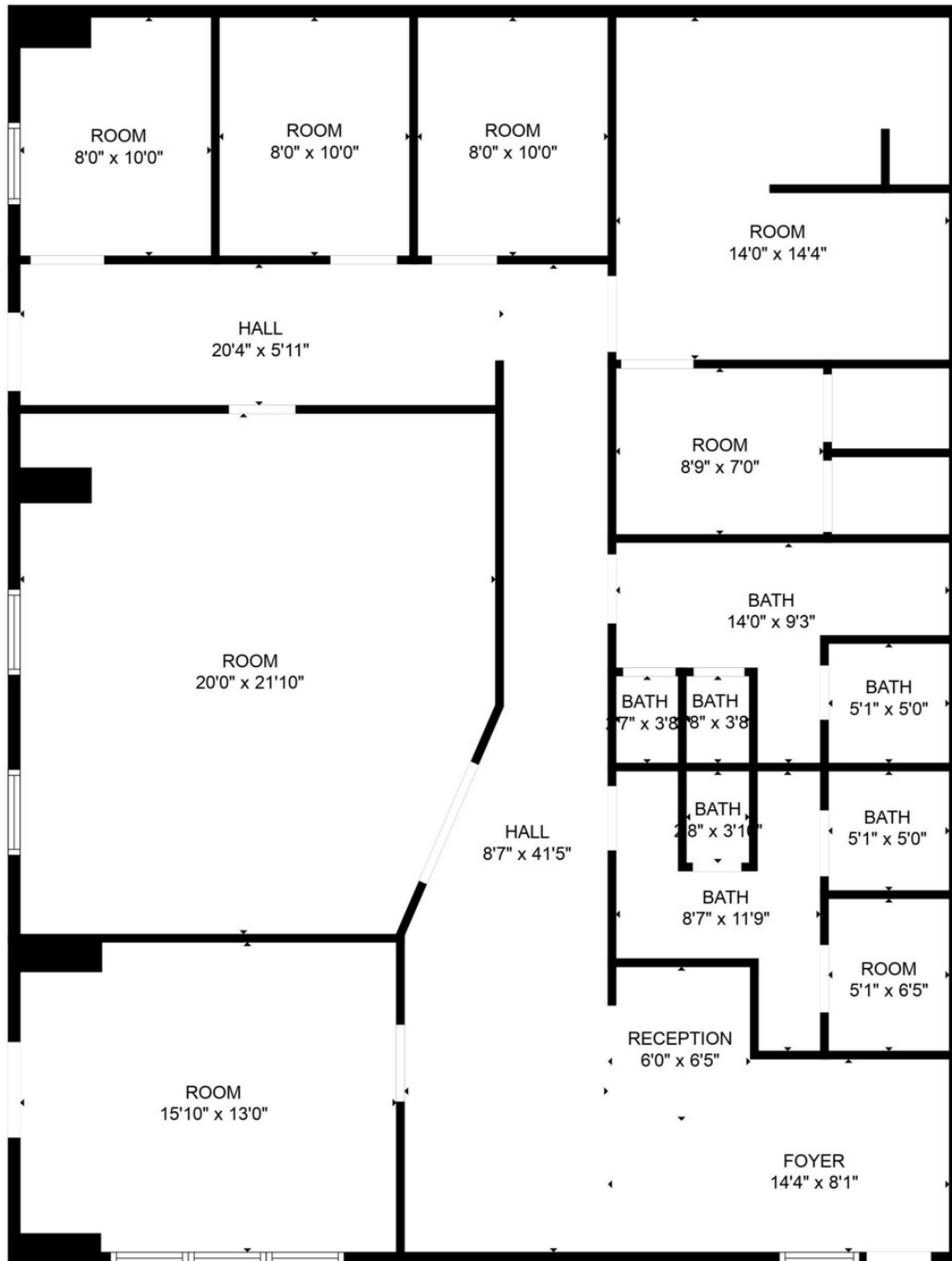
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Suite 201 Floor Plan

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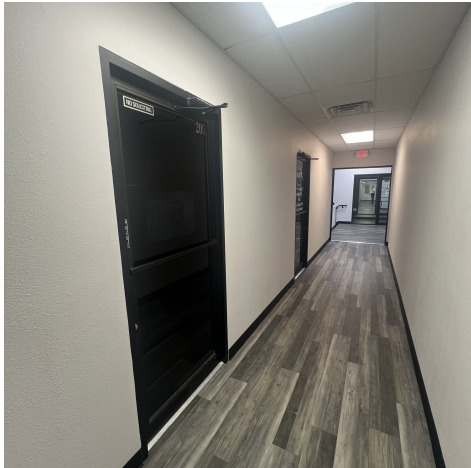
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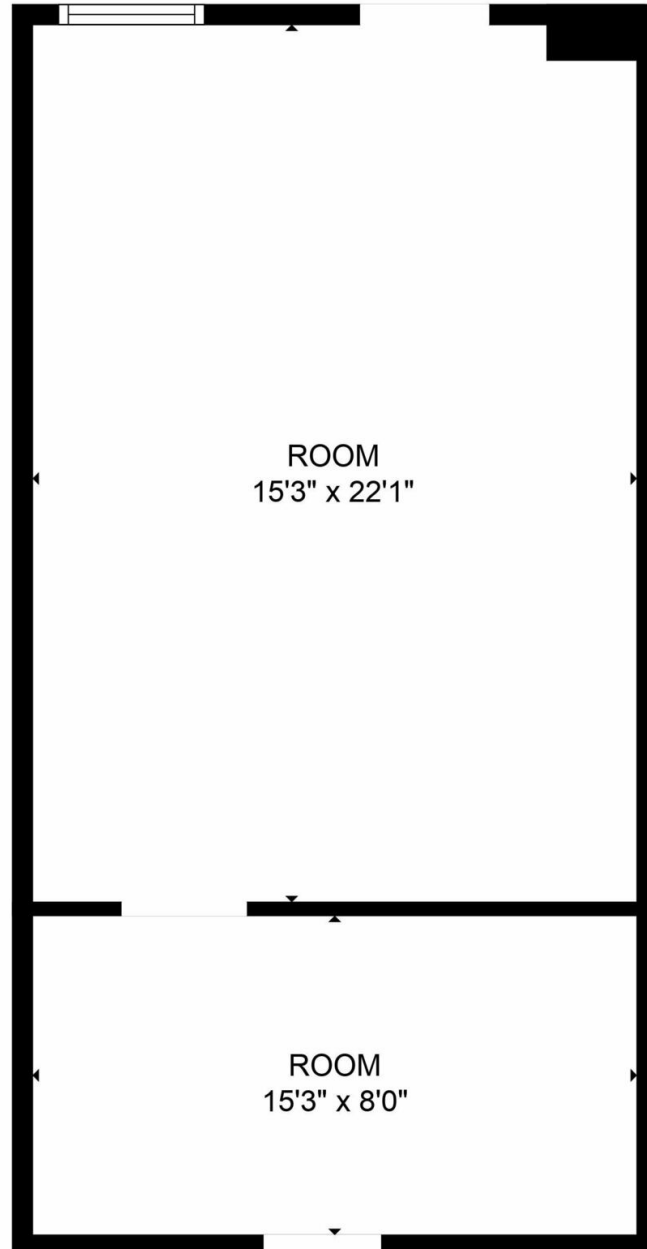
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CROSSROADS PLAZA - SUITE 201

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Suite 205



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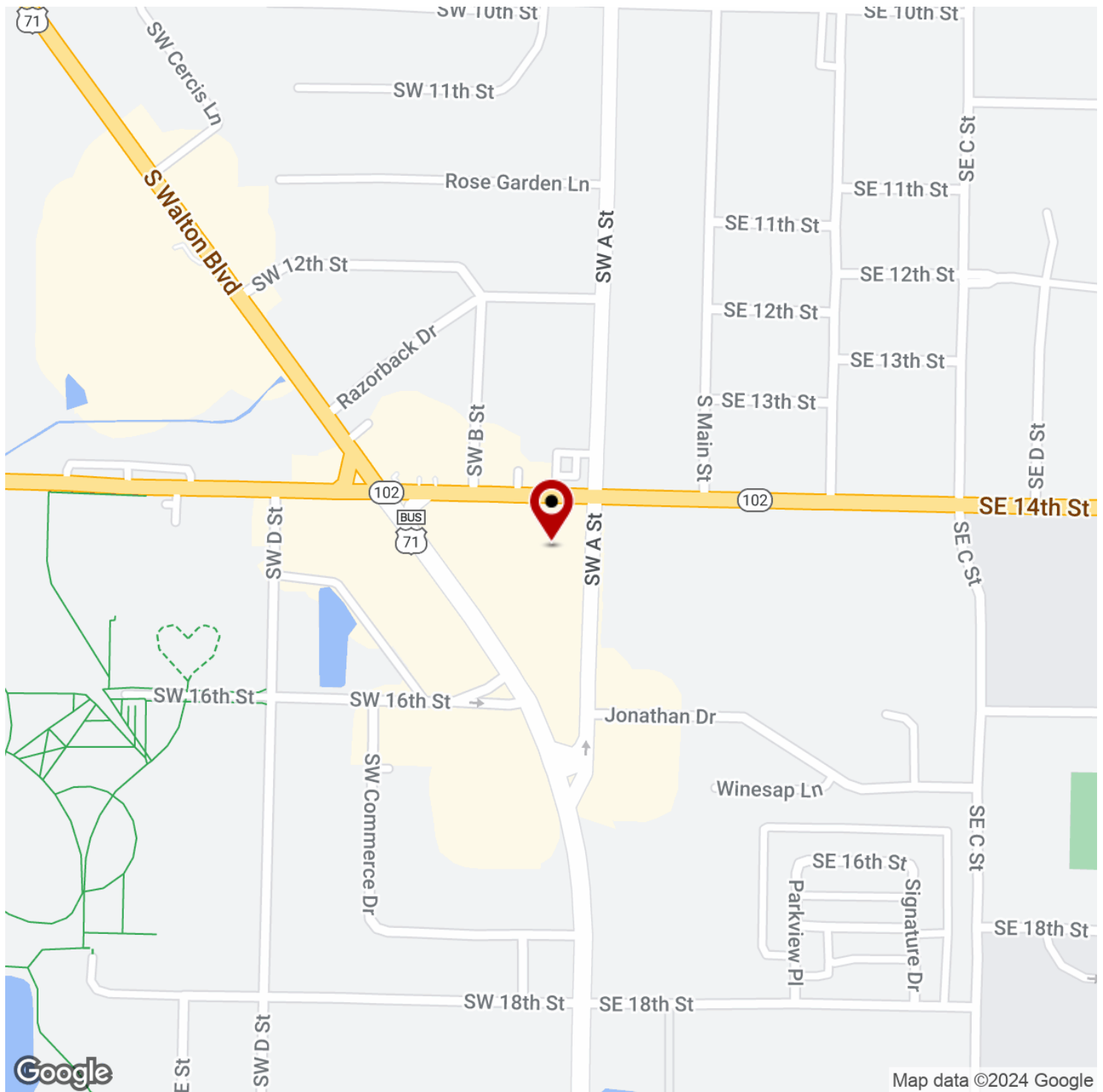
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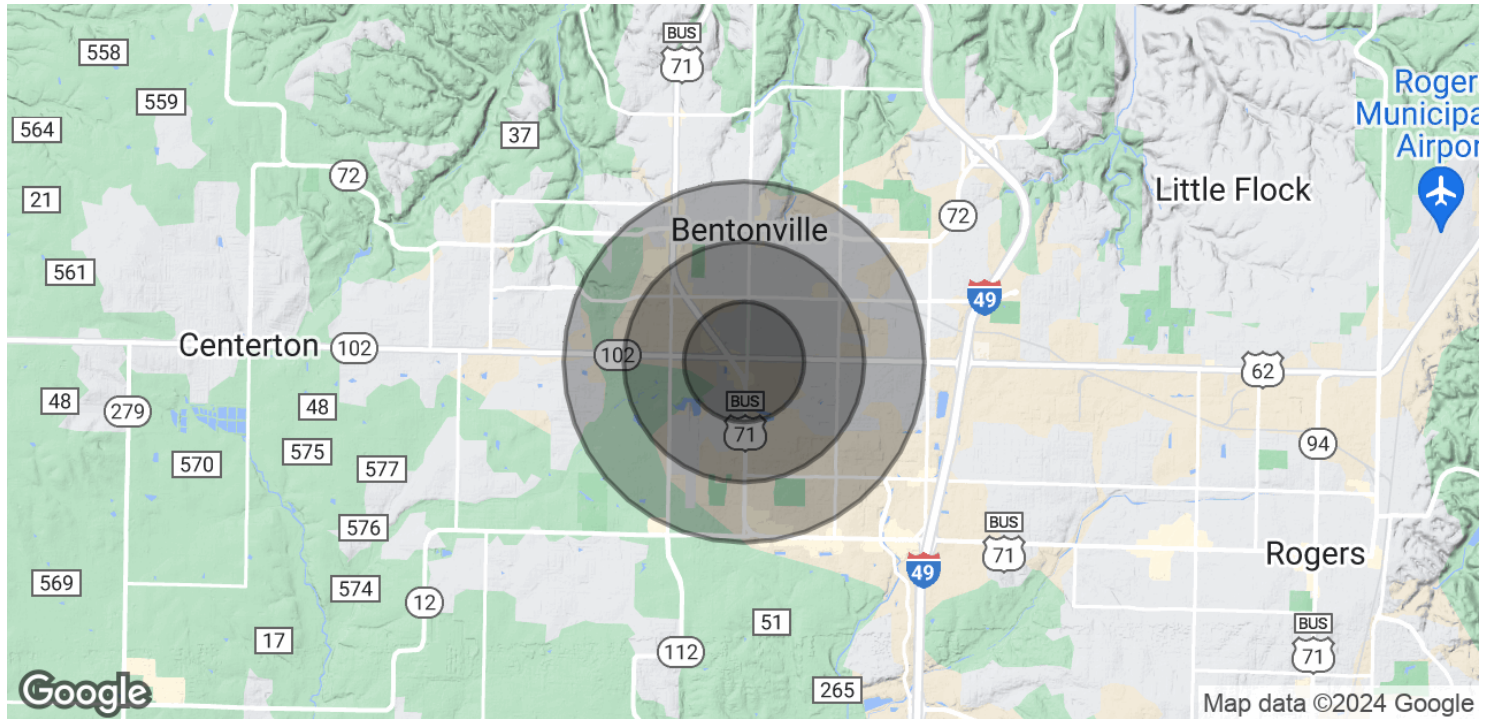
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,286	5,102	10,886
Average Age	30.8	31.1	32.6
Average Age (Male)	29.6	30.2	31.5
Average Age (Female)	32.2	32.5	34.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	575	2,339	5,276
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$67,454	\$71,890	\$76,891
Average House Value	\$220,664	\$226,583	\$227,448

2020 American Community Survey (ACS)

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