

PRIME OFFICE/RETAIL SPACE FOR LEASE



LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719



PROPERTY DESCRIPTION

Prime retail space available in Lake View Plaza, a multi-tenant building that was recently built in 2020 and has a diverse group of tenants. Situated right of Centerton Blvd, it sees approx. 30,000 VPD. The City of Centerton is quickly growing, with a new Walmart Supercenter planned to be built right down the street, making this an excellent location to grow and expand your business! NNN Lease with landlord paying water and tenant paying electric and gas.

PROPERTY HIGHLIGHTS

- Suites Available: 560-562 at +/- 4,450 SF; 570 at +/- 1,800 SF, currently operating as an indoor playground
- Lease Type: NNN
- VPD: 30,000 on Centerton Blvd

OFFERING SUMMARY

Lease Rate:	\$18.50 - 20.75 SF/yr (NNN)
Available SF:	1,800 - 4,450 SF
Building Size:	15,211 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
Total Population	10,181	48,632	77,940
Average HH Income	\$117,231	\$133,691	\$132,729

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SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 4,450 SF	Lease Rate:	\$18.50 - \$20.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
504 E Centerton Blvd Suite 560-562	Available	4,450 SF	NNN	\$18.50 SF/yr	-
504 E Centerton Blvd. Suite 570	Available	1,800 SF	NNN	\$20.75 SF/yr	-

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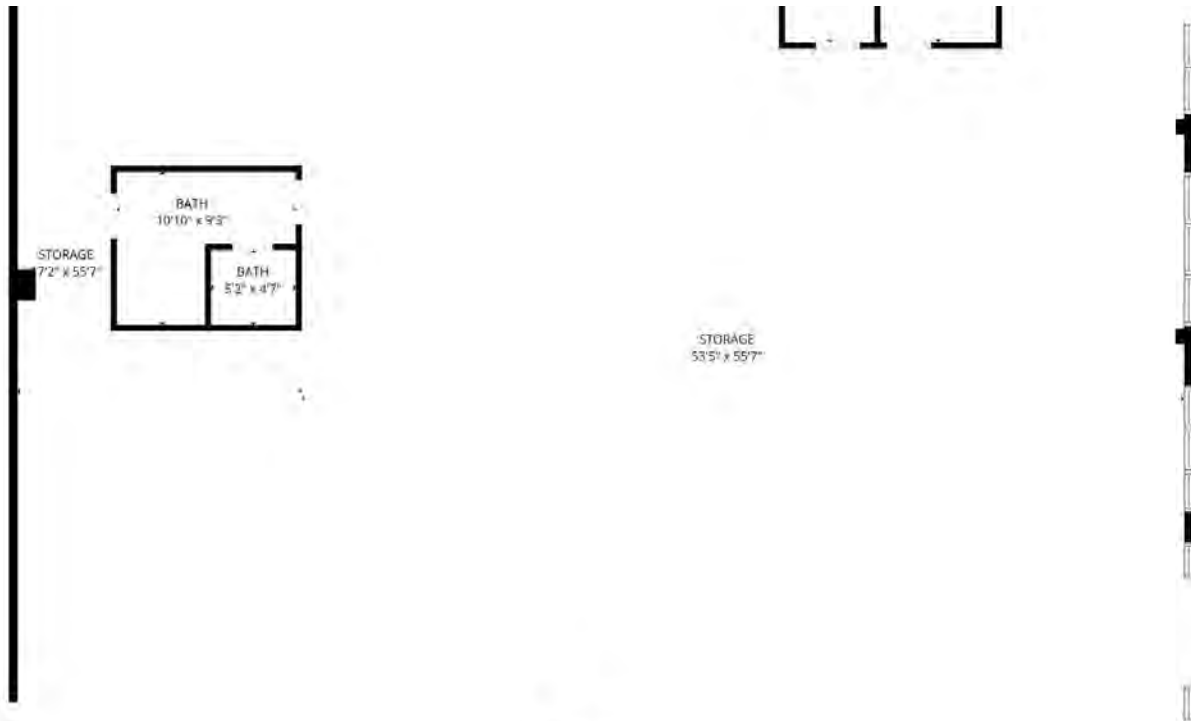
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PRIME OFFICE/RETAIL SPACE FOR LEASE



SUITE 560-562

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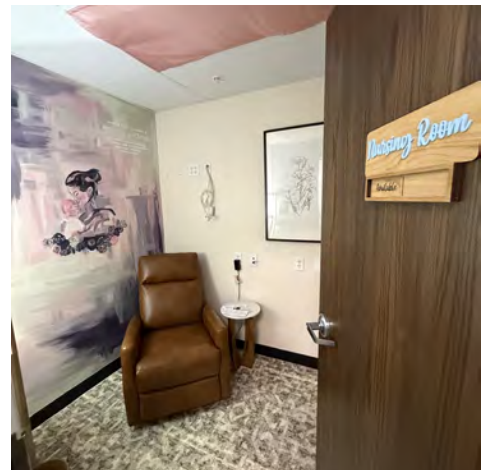
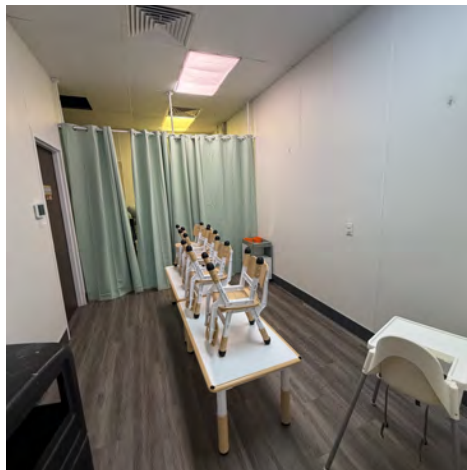
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SUITE 570 PHOTOS

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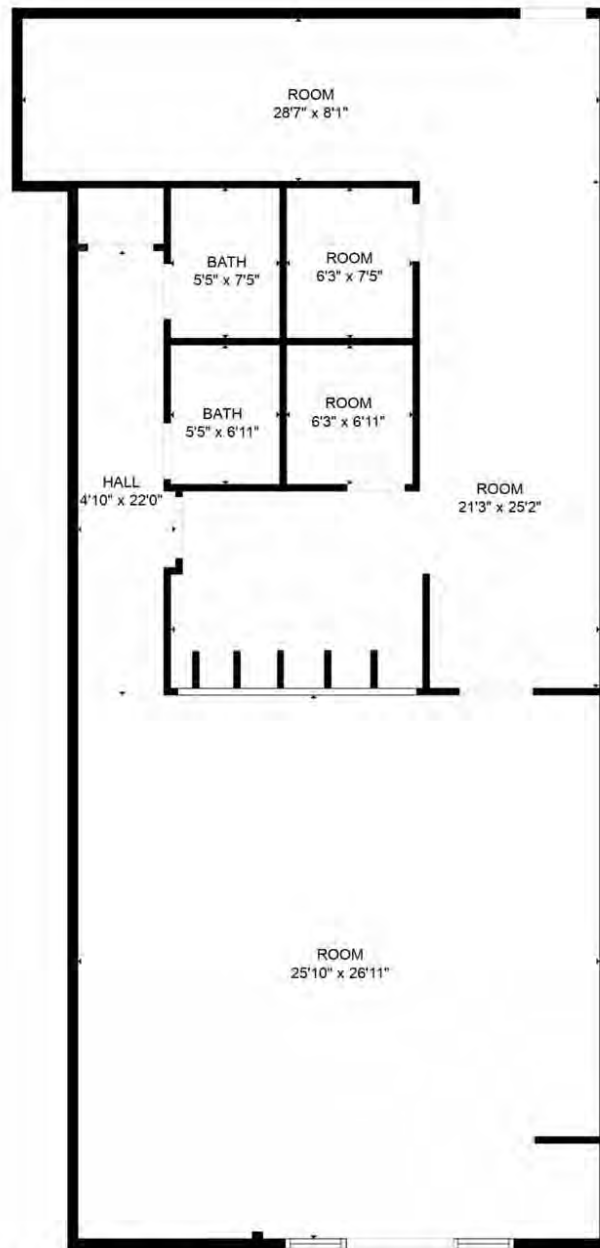
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SUITE 570 FLOOR PLAN

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Suite 570: +/- 1,800 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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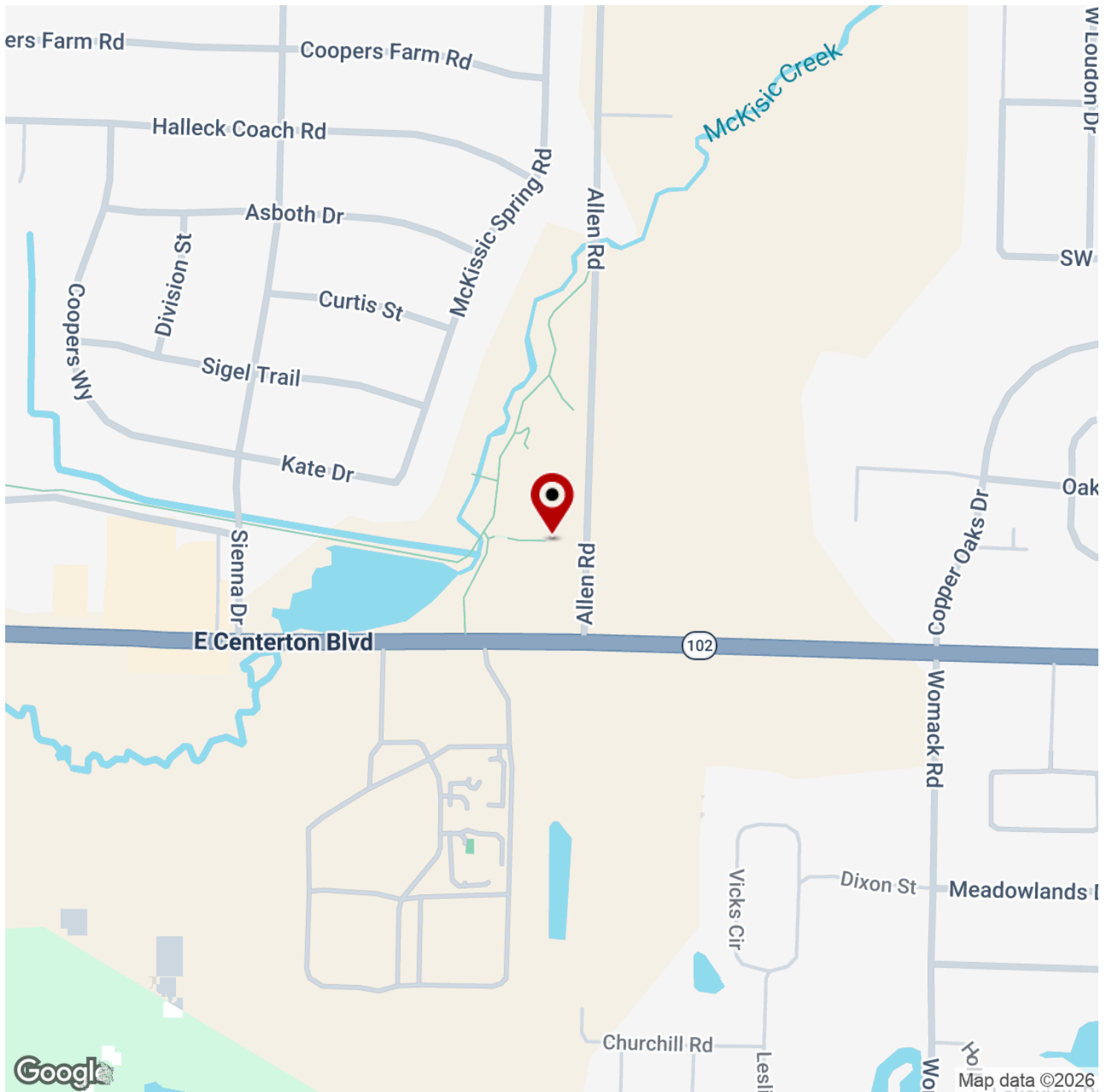
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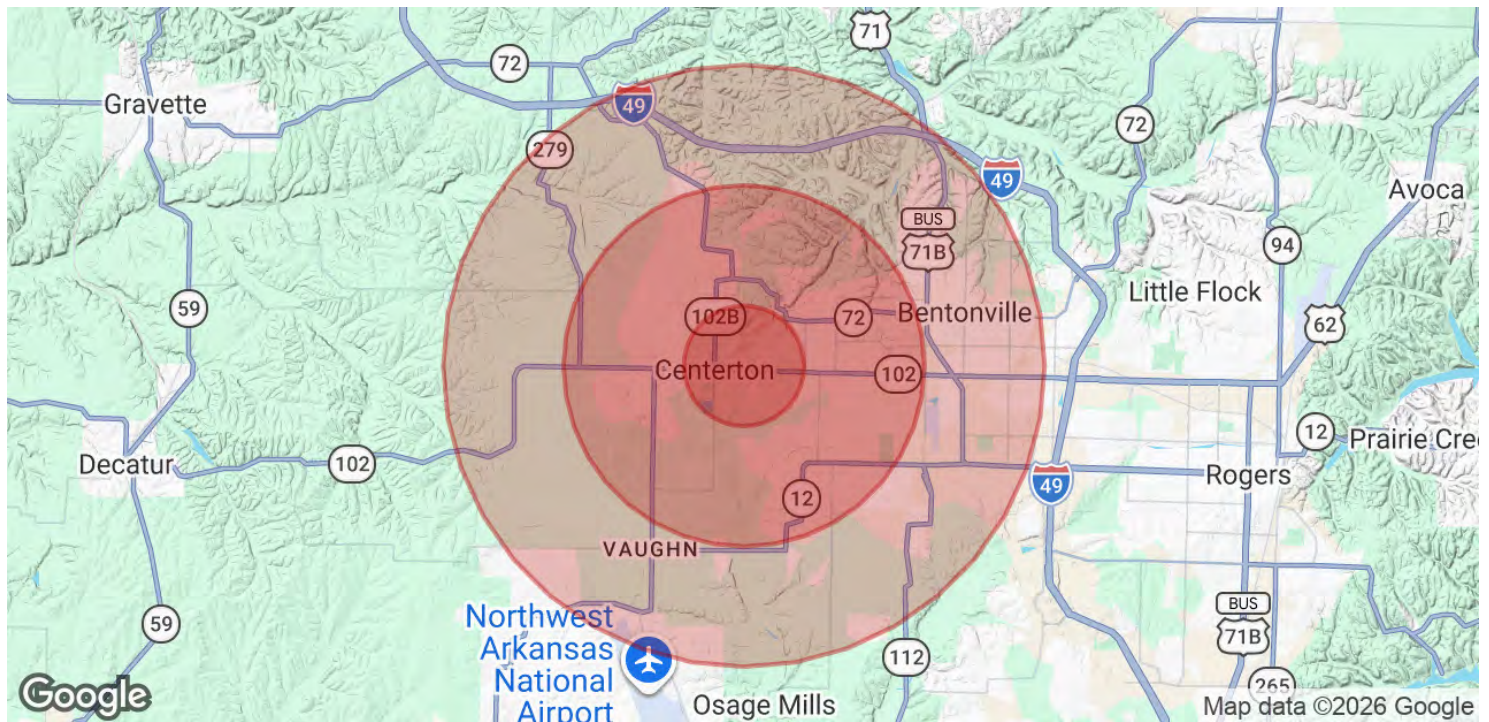
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,181	48,632	77,940
Average Age	32	33	34
Average Age (Male)	31	32	33
Average Age (Female)	32	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
# of Persons per HH	3	2.9	2.7
Average HH Income	\$117,231	\$133,691	\$132,729
Average House Value	\$330,323	\$368,221	\$394,401

2020 American Community Survey (ACS)

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