

RETAIL FOR SALE

MODERN RETAIL/FLEX SPACE IN GREAT HIGH TRAFFIC LOCATION

310 N Walton Blvd., Bentonville, AR 72712



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
NUMBER OF UNITS:	1
AVAILABLE SF:	6,600 SF
LOT SIZE:	0.69 Acres
BUILDING SIZE:	6,600 SF
ZONING:	Commercial
PRICE / SF:	\$227.27

PROPERTY OVERVIEW

EXCELLENT INVESTMENT OR END USER OPPORTUNITY

PROPERTY HIGHLIGHTS

- RECENTLY RENOVATED
- OFFICE/RETAIL SPACE
- BEAUTIFUL FINISHES
- OPEN FLEX AREA AT REAR
- PULL UP DOOR
- GREAT PARKING
- WALTON/71B FRONTAGE
- 25,000 CPD
- NEAR WALMART HOME OFFICE

KW COMMERCIAL
3801 Johnson Mill Blvd.,
Suite C
Fayetteville, AR 72704

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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.

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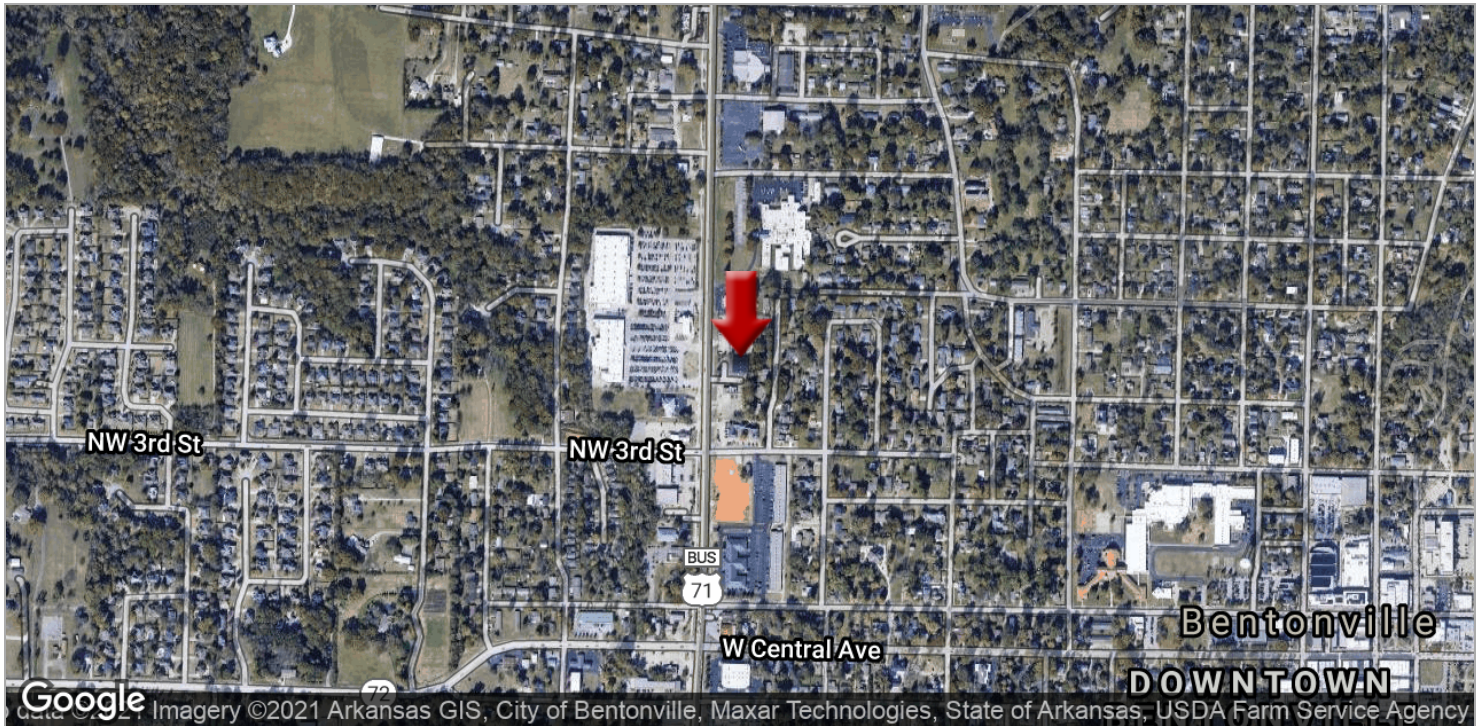
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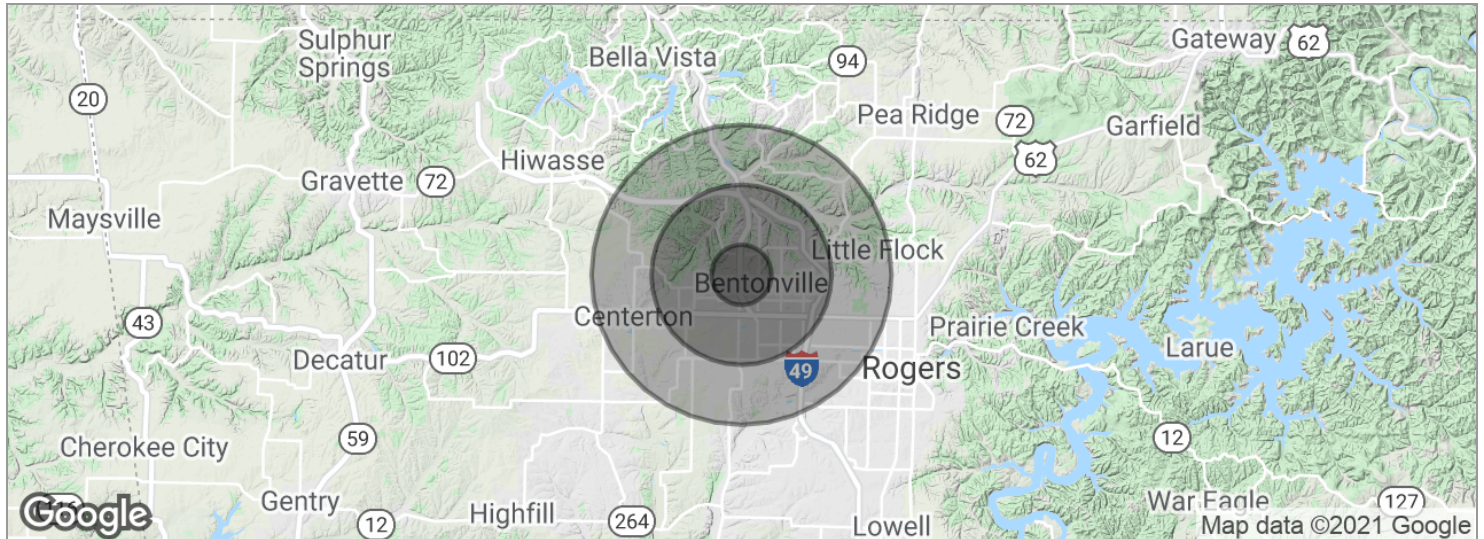
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,886	29,639	64,651
Median age	33.7	32.4	32.7
Median age (male)	30.4	30.2	30.9
Median age (Female)	35.8	34.2	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,426	11,180	24,713
# of persons per HH	2.7	2.7	2.6
Average HH income	\$77,730	\$71,093	\$71,116
Average house value	\$310,845	\$232,169	\$223,467

* Demographic data derived from 2010 US Census

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