

COMMERCIAL BUILDING FOR LEASE

109 SE 14th Street | Bentonville, AR 72712



KEVIN KESTNER

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BUILDING OVERVIEW

BUILDING SIZE

4,500 SF

AVAILABLE

900 - 4,500 SF

LEASE PRICE

\$24.00 | NNN

HIGHLIGHTS

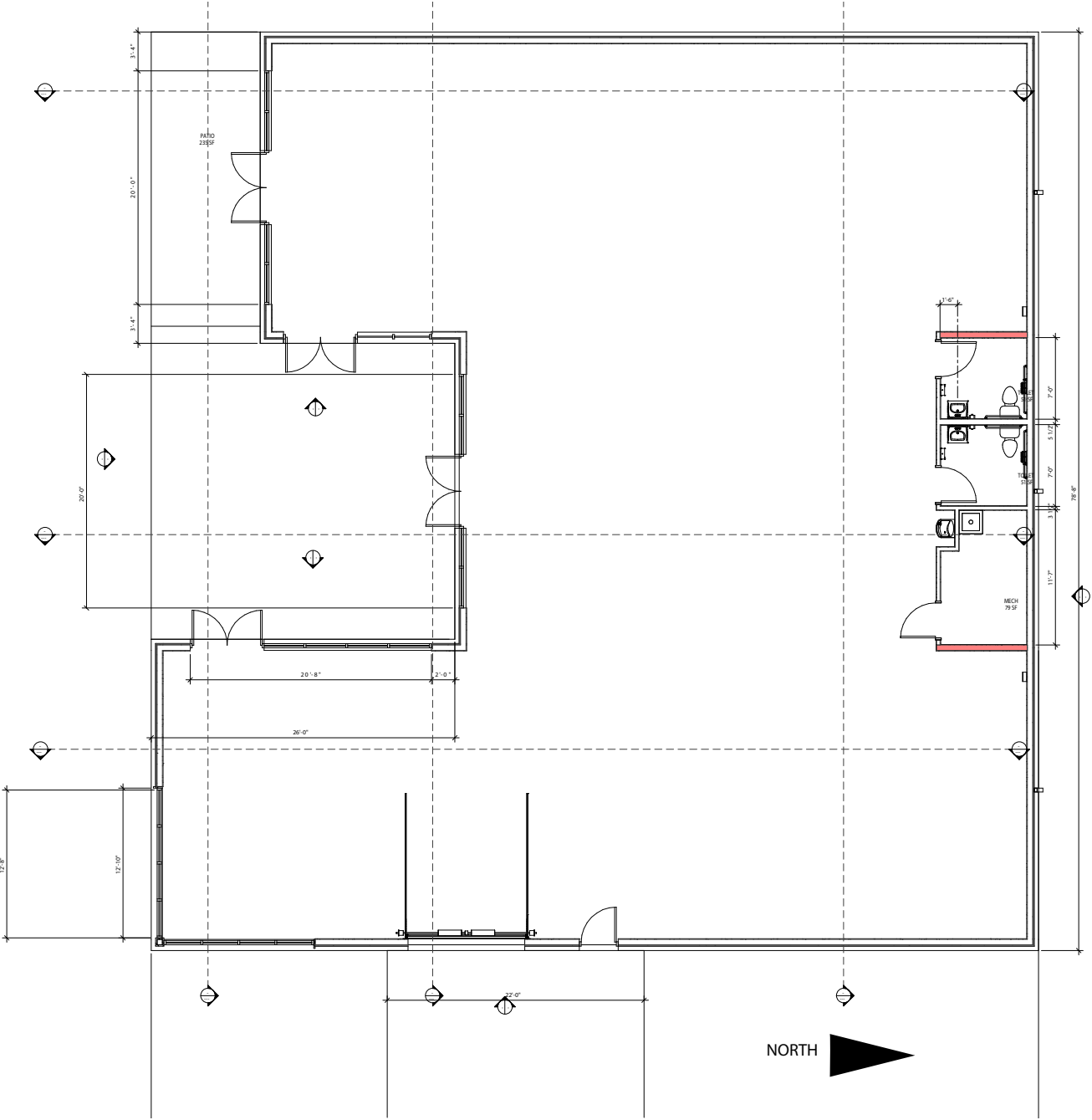
- New retail/office development
- Corner lot with great visibility
- 110 feet of 14th Street frontage
- Down the street from the future Wal-Mart Super Headquarters

ZONING

Downtown Core

TRAFFIC COUNTS

14th St - 30,000 VPD



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LOCATION SUMMARY

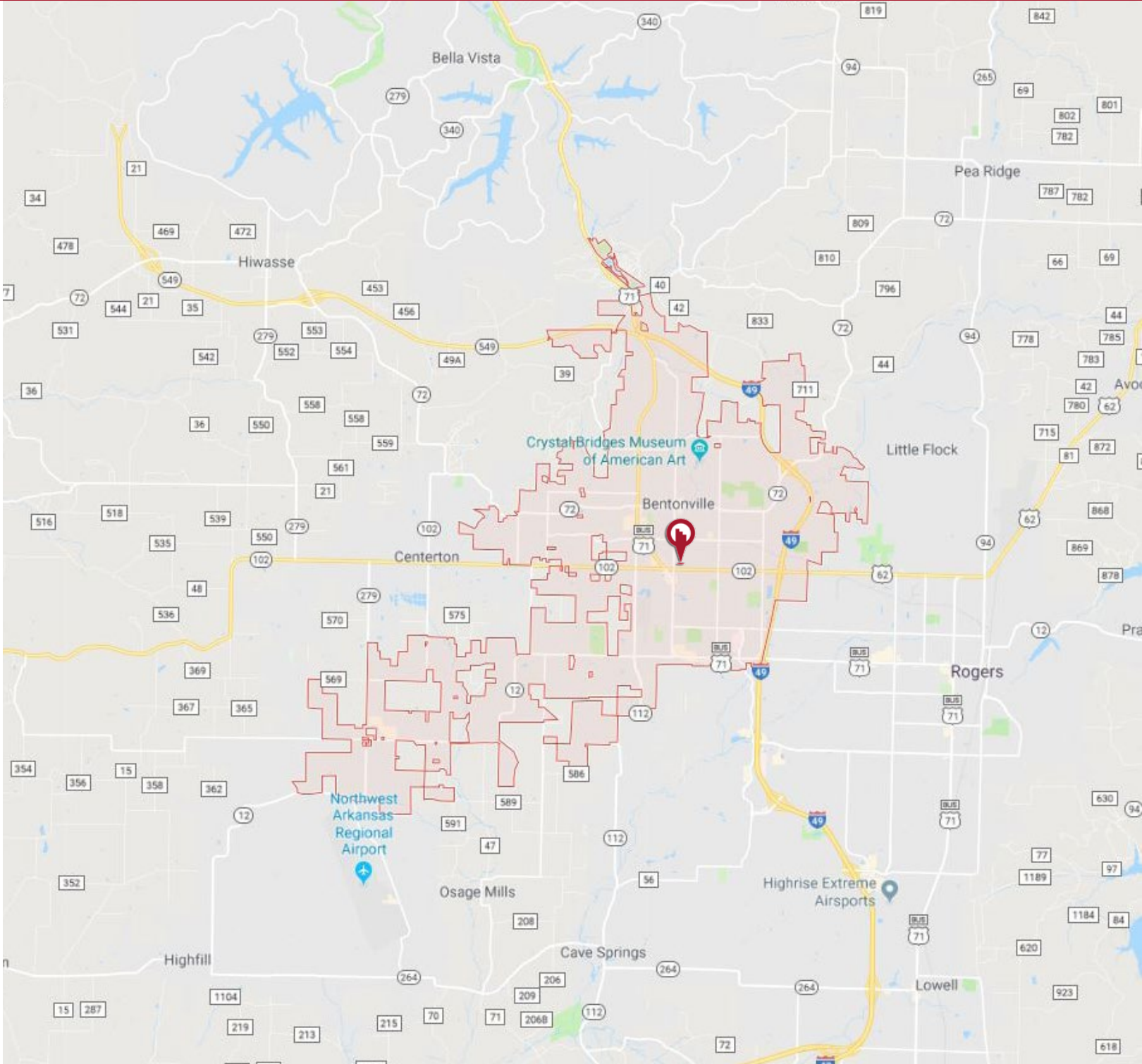
Several contributing factors have made Bentonville the fastest growing area of the state. Accessibility to Bentonville became easier with the completion of Interstate 49 and the Northwest Arkansas Regional Airport. The opening of Crystal Bridges Museum of American Art in 2011 initiated a significant reinvestment in downtown Bentonville and attracts visitors from around the world.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	53,802	103,292	208,051
AVERAGE HH INCOME	\$94,956	\$91,215	\$87,458
TOTAL NUMBER OF HH	20,929	39,865	78,755

NORTHWEST ARKANSAS

National publications, economists and university researchers recognize Northwest Arkansas as one of the nation’s most successful regions. They are consistent with their praise of Northwest Arkansas, its counties and cities, its economy and businesses, and its quality of life.



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Before joining Flake & Kelley, Kevin Kestner was the President of a multi-unit franchise group in Arkansas for 10+ years. Kevin is very knowledgeable and experienced in the restaurant/retail sector and can provide insight and representation for any asset class in commercial real estate. He is an active member at Central United Methodist Church, has volunteered and coached youth baseball, basketball and football teams, and is a proud husband and father of four children.



MATT STROM, CCIM

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Matt Strom joined Flake & Kelley in 2016 after transferring back from Denver, CO. While there, he acquired the Series 7 and Series 63 license to sell real estate investments. Matt gained invaluable sales experience selling investments which have certainly carried over into his new role as a real estate broker. He is currently representing several landlords and tenants in commercial leasing, completed a 1031 Exchange for an out-of-state investor, and listed/sold several acres across Northwest Arkansas. Also, Matt received the 2017 NWA CCIM Chapter Scholarship and is quickly working towards achieving the CCIM Designation.

39 YEARS of
commercial
real estate
expertise



Brokerage and Leasing
Experience and utilization of comprehensive data to make informed decisions

Retail Tenant Representation
Knowledge of markets, resourcefulness and long-standing relationships

Office Tenant Representation
Space analysis keyed to client objectives

Landlord Representation
Maximizing revenue through tenant analysis and qualifications

Investment Sales
Experts with thorough knowledge of the local markets and strong regional and national coverage through established platforms

Property Management
Longevity of client relationships generates new client opportunities

Development Management
Executing the state's most prominent developments

Consulting Services
Experience that drives strategic planning, risk assessment and client profitability

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