

ACAPSTONE

Logan Business Park

3401 SW Municipal Drive
Bentonville, AR 72712



PROPERTY HIGHLIGHTS

FOR LEASE \$17.50 PSF Gross 1,615 SF

Logan Business Park is located in an essential part of Bentonville, Arkansas— the heart and growth area. Logan Business Park is surrounded by local businesses as well as major corporations. Top among these is the Walmart, Inc. corporate office, Pinnacle Hills, and the Sam’s Club home office. Huge opportunities for tenants of all sizes to partake in one of largest and fastest growing areas in the nation.

- > Great location for Walmart vendors.
- > Lease rate is net of janitorial and communications.
- > Near McDonald’s, Walmart Neighborhood Market, and Bentonville Activity Center.
- > Corner unit with glass roll-up door.

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	2,248	\$69,579
5 Miles	27,701	\$76,483
10 Miles	71,324	\$75,887

OFFERING SUMMARY	
Available SF	1,615 SF
Lease Rate	\$17.50 PSF
Building Size	10,480 SF

FOR MORE INFORMATION:

[Randy Crossno, CCIM](#)

O: +1 479.899.6840 x11

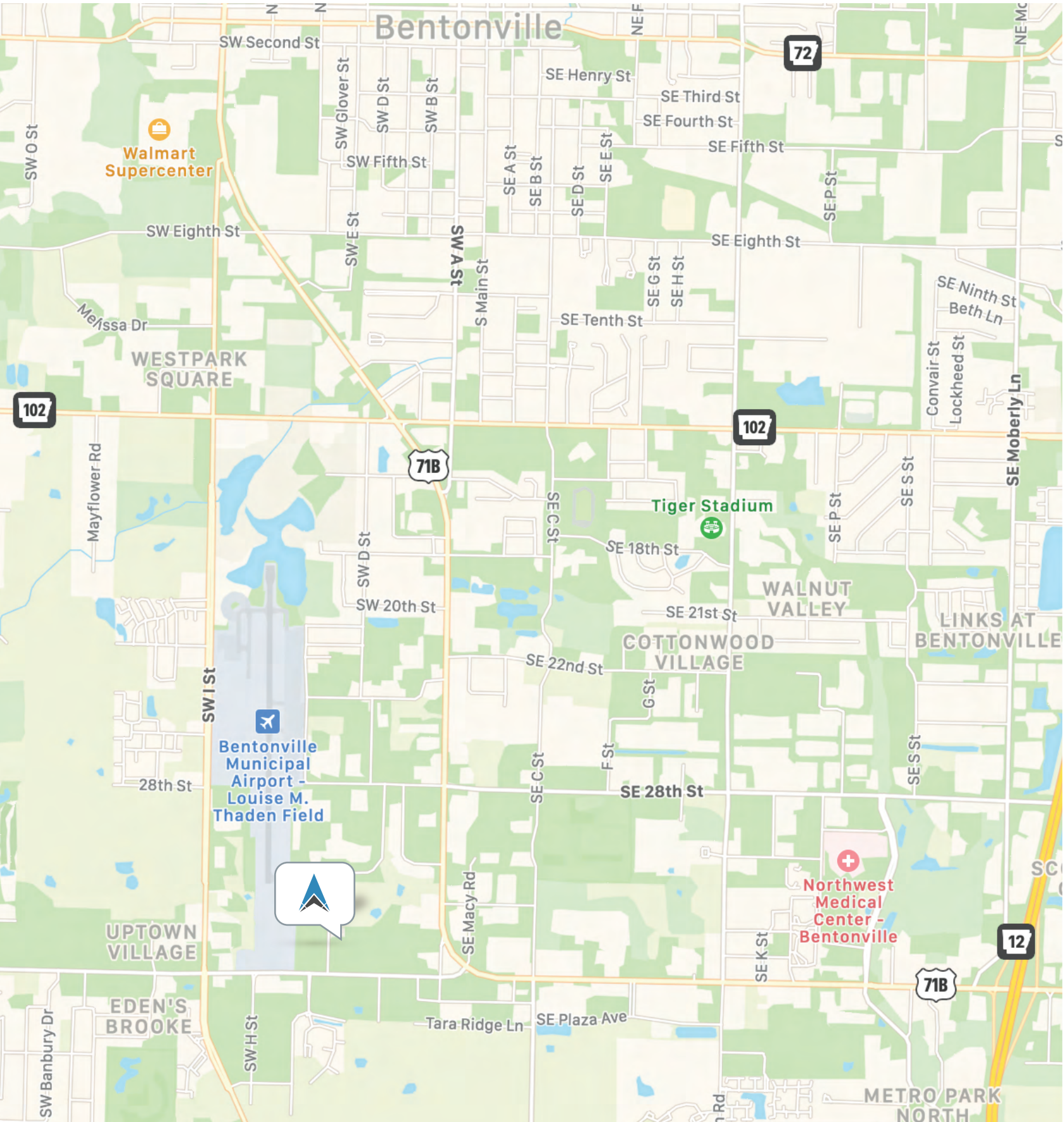
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📍 LOCATION MAP



📍 RETAILER MAP



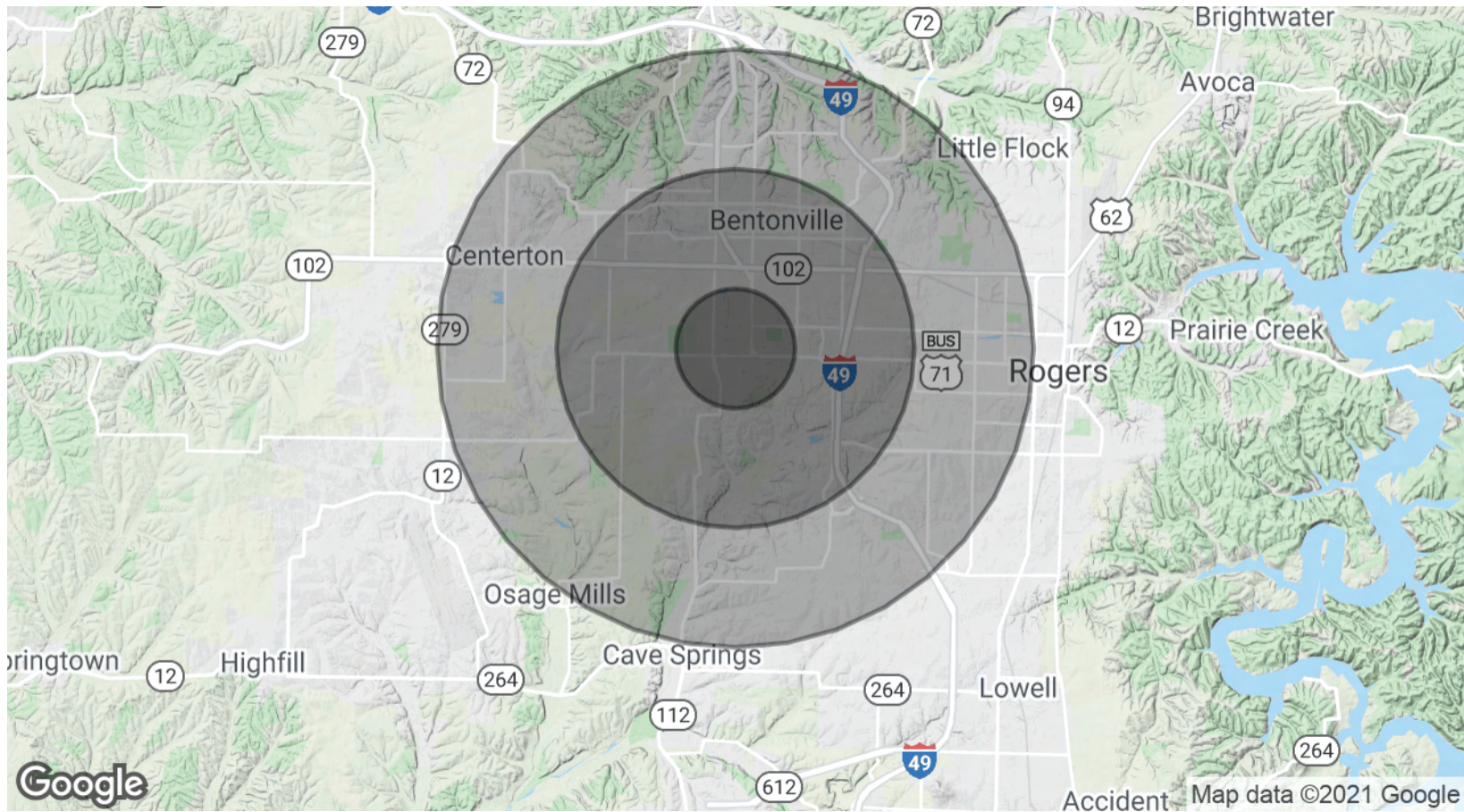
 PHOTOS



📷 PHOTOS



DEMOGRAPHICS



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,248	27,701	71,324
MEDIAN AGE	30.1	31.1	31.7
MEDIAN AGE (MALE)	30.0	29.9	30.0
MEDIAN AGE (FEMALE)	30.7	32.2	32.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,238	10,504	26,709
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$69,579	\$76,483	\$75,887
AVERAGE HOUSE VALUE	\$206,752	\$285,608	\$262,276

Race

	1 Mile	5 Miles	10 Miles
% WHITE	83.8%	85.7%	86.3%
% BLACK	4.7%	3.4%	2.4%
% ASIAN	7.5%	6.2%	4.6%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.2%	0.9%	0.9%
% OTHER	2.8%	3.8%	5.7%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.4%	9.7%	12.5%

*Demographic data derived from 2010 US Census



BROKER INFORMATION

RANDY CROSSNO, CCIM

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in Northwest Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office and mixed use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.



CAPSTONE COMMERCIAL ADVISORS

Capstone Commercial Advisors, LLC is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions and real estate investment trusts (REITs) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage

Full service real estate representation and transactions.

Corporate Services

Capstone has extensive experience in National corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let Capstone serve your company's outsourced real estate department.

Investment Services

Capstone's asset management team coordinates all aspects within the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Asset & Property Management

Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.

CONTACT INFORMATION

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NORTHWEST ARKANSAS

FIND YOURSELF HERE

BUILD YOUR BUSINESS IN ONE OF THE FASTEST GROWING REGIONS OF THE COUNTRY

Northwest Arkansas is home to some of the world's largest corporations including Walmart, Inc., Sam's Club, Tyson Foods, JB Hunt, and more. This booming region is economically thriving with new business entering the market yearly. With four counties made up of eleven cities, there is an abundance of places to explore and activities to do.



THE NATURAL STATE

Explore our region's four state parks and miles of hiking and biking trails right within the community. From lakes and rivers to scenic byways and botanical gardens, Northwest Arkansas lives up to the Natural State's beautiful reputation. The area is nationally recognized for its epic beauty, bringing in new residents and tourists yearly.



ATTRACTIONS

One will never run out of things to do in Northwest Arkansas! Whether it is watching an Arkansas Razorback game, a trip to the world-class art museums, or a walk through historic downtown Eureka Springs, and anything in between, there's so much to explore with friends and family. Culture and arts thrive in this region. From concerts at the Walmart Amp to theatrical shows in the Walton Arts Center, the people of Northwest Arkansas can immerse themselves in the arts.



ABOUT CAPSTONE

5414 Pinnacle Point Drive | Suite 402
Rogers, AR 72758

WHO WE ARE

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OUR AGENTS

At Capstone Commercial Advisors, we believe knowledge is power. Our family of agents and brokers are highly educated with extensive backgrounds in appraisal, marketing, investment management and property management. We combine our wide-ranging backgrounds with our local market knowledge to provide you with the highest level of service. Our thirst for knowledge and dedication to continuing education allows us to go above and beyond for every client.



CURRENT & PAST CLIENTS

- > Advance Auto Parts
- > AMC Theatres
- > Arvest Bank
- > BankCorp South
- > Bank of America
- > Bass Pro Shops
- > Bob Evans Restaurants
- > Burlington Coat Factory
- > Carmike Theaters
- > Chick-Fil-A
- > Cornerstone Bank
- > CPT Holdings
- > Cross Capital Ventures
- > Drive Shack
- > Edward Jones
- > First National Bank
- > Glass Investments
- > Hatfield Properties
- > Jiffy Trip
- > Northwest Health
- > Pizza Hut
- > SC Petroleum
- > Sentry Safe
- > Sherwin-Williams
- > Walmart, Inc.





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