PADS AND RETAIL AVAILABLE

Bentonville, AR



LOCATION:

1790 East Centerton Blvd

Bentonville, AR 72712

PROPERTY HIGHLIGHTS:

- **Total Acreage:** +/- 3.7 AC
- Located along one of Bentonville's primary east-west retail corridors.
- Positioned in the heart of one of the fastest growing residential areas in Northwest Arkansas, with continued expansion in Bentonville and nearby Centerton.
- Surrounded by established national retailers, restaurants, and neighborhood services, providing built-in customer demand.
- Contact broker for pricing

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Total Population	12,321	60,363	96,037
Daytime Population	7,384	60,049	113,727
Average HH Income	$109,955	$117,655	$111,281

TRAFFIC COUNTS:

HWY 102 (E Centerton Blvd): 34,000 VPD (2025)

CONTACT:
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Moses Tucker + falcon PARTNERS

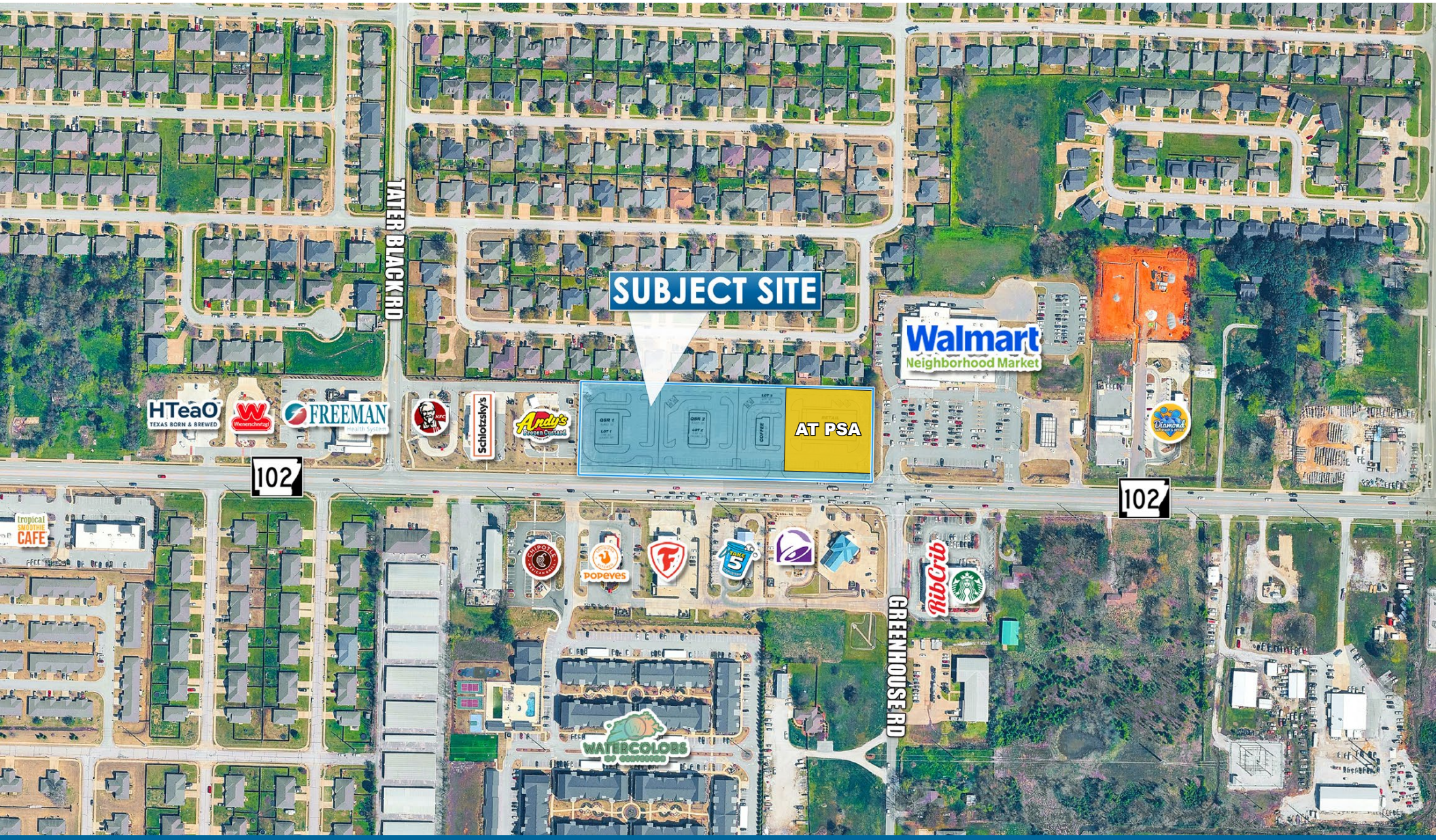
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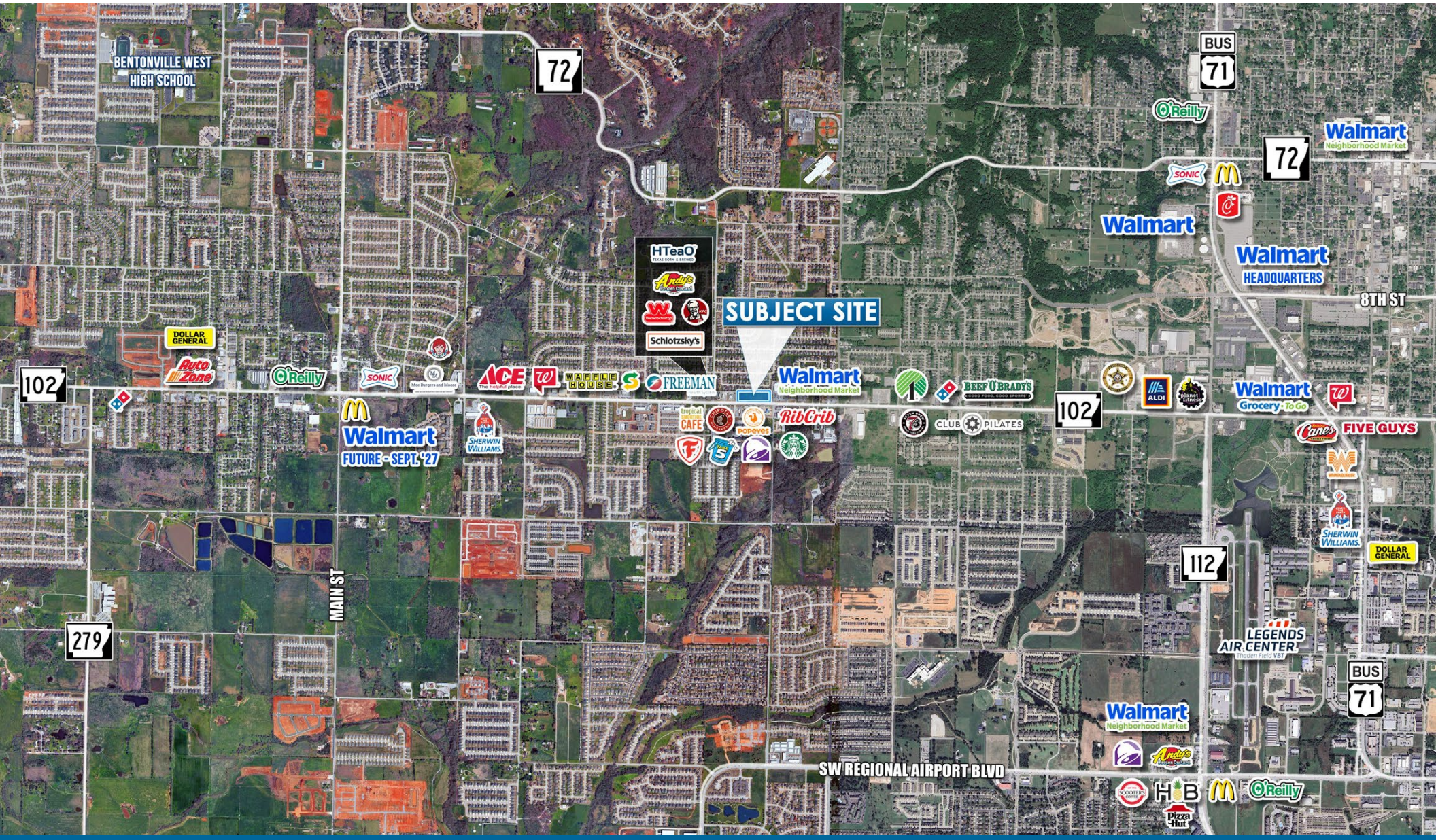
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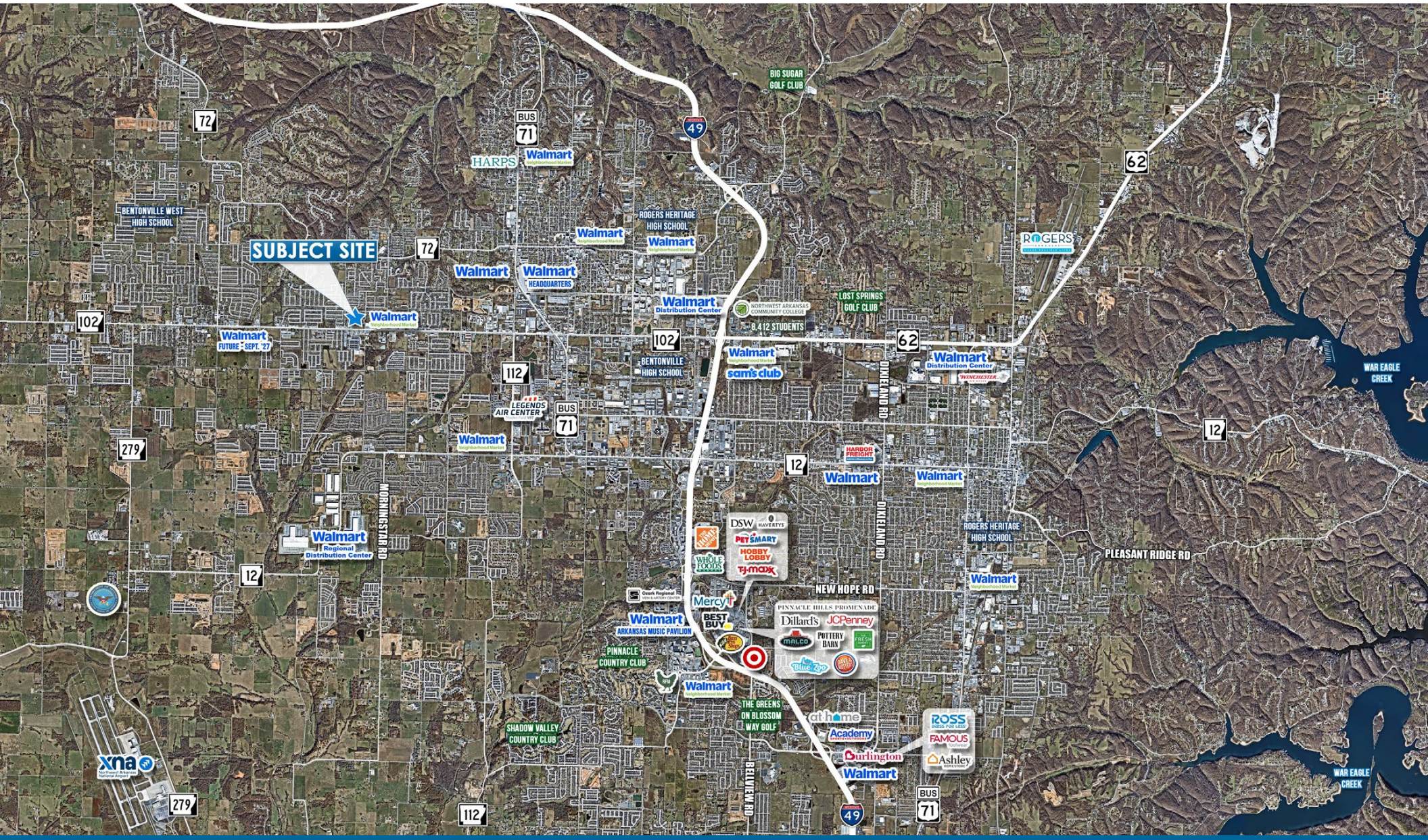
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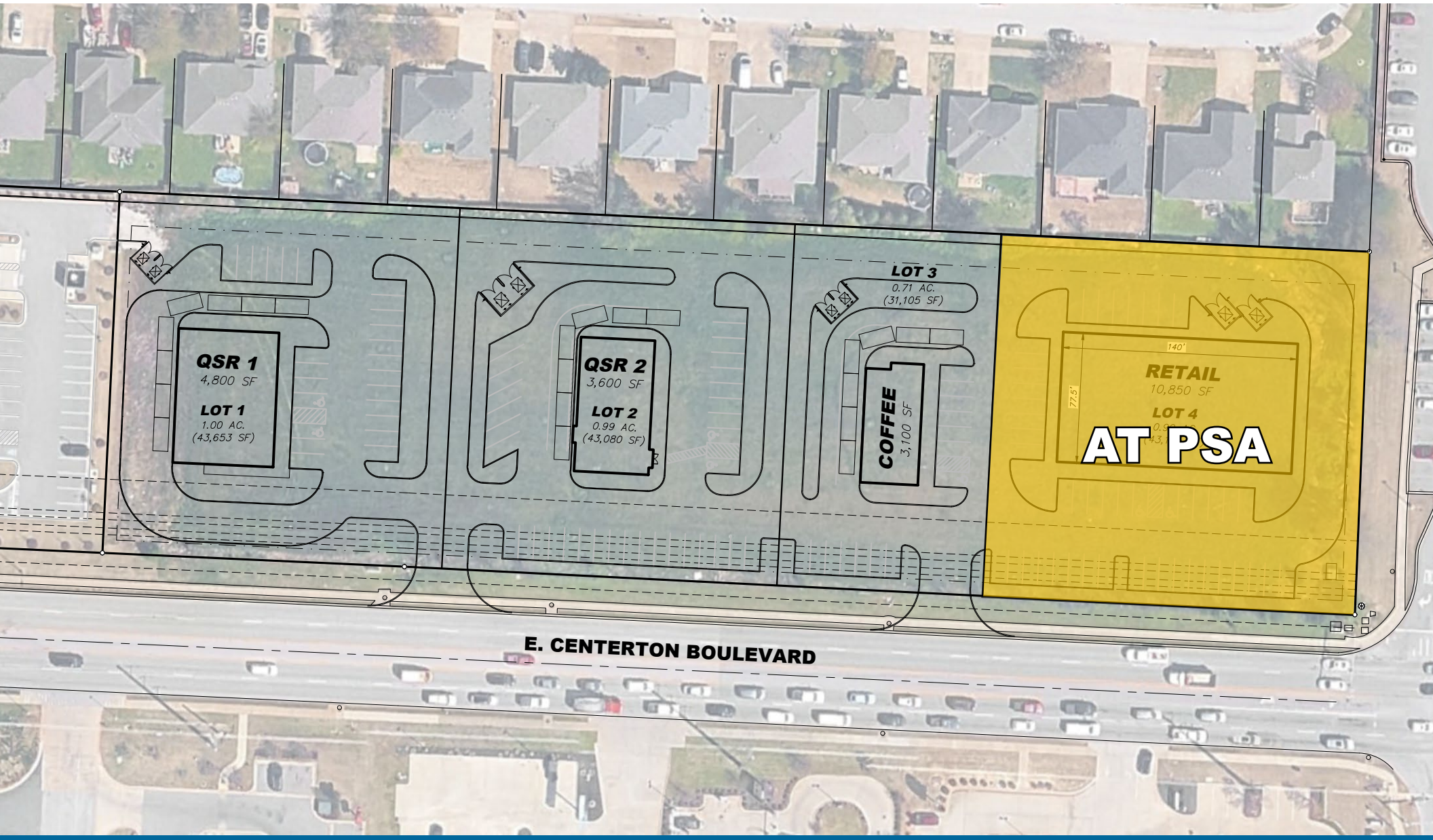
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DEMOGRAPHIC SUMMARY

Mile 1.6 State Hwy 102

Ring of 3 miles

KEY FACTS

60,363
Population

60,049
Daytime Population

1.98%
'23-'28 Compound Annual Growth Rate

21,856
Households

$391,339
Median Home Value

32.8
Median Age

INCOME

$117,655
Median Household Income

$149,103
Average Household Income

$54,480
Per Capita Income

$286,727
Median Net Worth

BUSINESS

1,811
Total Businesses

31,814
Total Employees

23.92%
Blue Collar Occupation

76.08%
White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING

$128,139
Total Annual Expenditures

$5,357
2025 Meals at Restaurants

$9,227
2025 Meals at Home

$40,940
Retail Goods

$5,187
Entertainment

$1,368
Personal Care

$9,438
Health Care

Tapestry

Top 3 segments by household count

H2 Boomburbs >	8,001 | **36.6%**
D3 Modern Minds >	6,558 | **30.0%**
G2 Up and Coming Families >	2,716 | **12.4%**
Other	4,581 | **21.0%**

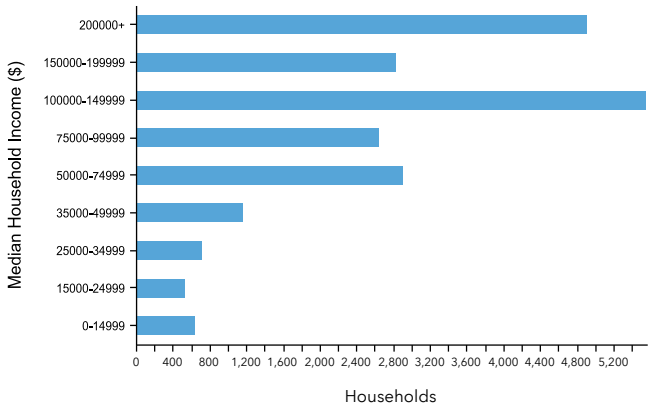
View comparison table

EDUCATION

18%
High School Diploma

15%
Some College

51.83%
Bachelor's Degree or Graduate Degree



2025 Race and ethnicity (Esri)

The largest group: White Alone (65.07)

The smallest group: Pacific Islander Alone (0.40)

Indicator	Value	Diff
White Alone	65.07	-4.31
Black Alone	3.75	+0.87
American Indian/Alaska Native Alone	1.34	-2.04
Asian Alone	13.67	+10.21
Pacific Islander Alone	0.40	-1.02
Other Race	4.99	-3.40
Two or More Races	10.79	-0.30
Hispanic Origin (Any Race)	12.24	-3.62

Bars show deviation from Ft. Smith-Fayetteville-Springdale-Rogers, AR

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

• A BROKER is responsible for all brokerage activites, including acts performed by sales agents sponsored by the broker.

• A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

• Put the interests of the client above all others, including the broker's own interests;

• Inform the client of any material information about the property or transaction received by the broker;

• Answer the client's questions and present any offer to or counter-offer from the client; and

• Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

• Must treat all parties to the transaction impartially and fairly;

• May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

• Must not, unless specifically authorized in writing to do so by the party, disclose:

  – that the owner will accept a price less than the written asking price;

  – that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

  – any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

• The broker's duties and responsibilities to you, and your obligations under the representation agreement.

• Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Timothy Hughes Designated Broker of Firm	335775 License No.	thughes@falconcompanies.com E-Mail	972-404-8383 Phone
Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date