

1412 SE 14th

Bentonville, Ar 72712



List Price: \$50
MLS#: 1273448
Beds: 0
Garage: 0
Square Feet: 3,104
Price / Square Foot: \$0.02
Type: CommercialLease
Built: 1996
County: Benton
School:

Description

+/- 3,104 SF office/medical office for lease right across from the New Walmart World HQ, which encompasses 350 acres. ARDOT reports over 34,000 vehicles per day traverse the already arterial 14th St roadway, with traffic volume forecasted to increase upon the completion of the planned 6 lane road expansion and launch of the new Walmart World HQ in 2025. This property includes a reception area, 9 exam rooms/offices, 2 restrooms, and a breakroom. There are 12 parking spaces, 2 entry/exit doors, keyless entry at the back door, fire extinguishers, illuminated exit signs, flood lights, and wired for sound. Under the current R-O zoning, allowable uses include, Licensed Child Care Center, Funeral Home, Financial Institution, Medical Services, Governmental Services Facility, Library, Cultural studio and more. Situated less than 1 mile from I-49, the main interstate system that cuts through all of Northwest Arkansas, which sees around 94,000 VPD!

Property Details

Lot Size	0.46 Acres
Listed By	Keller Williams Market Pro Realty Bentonville West