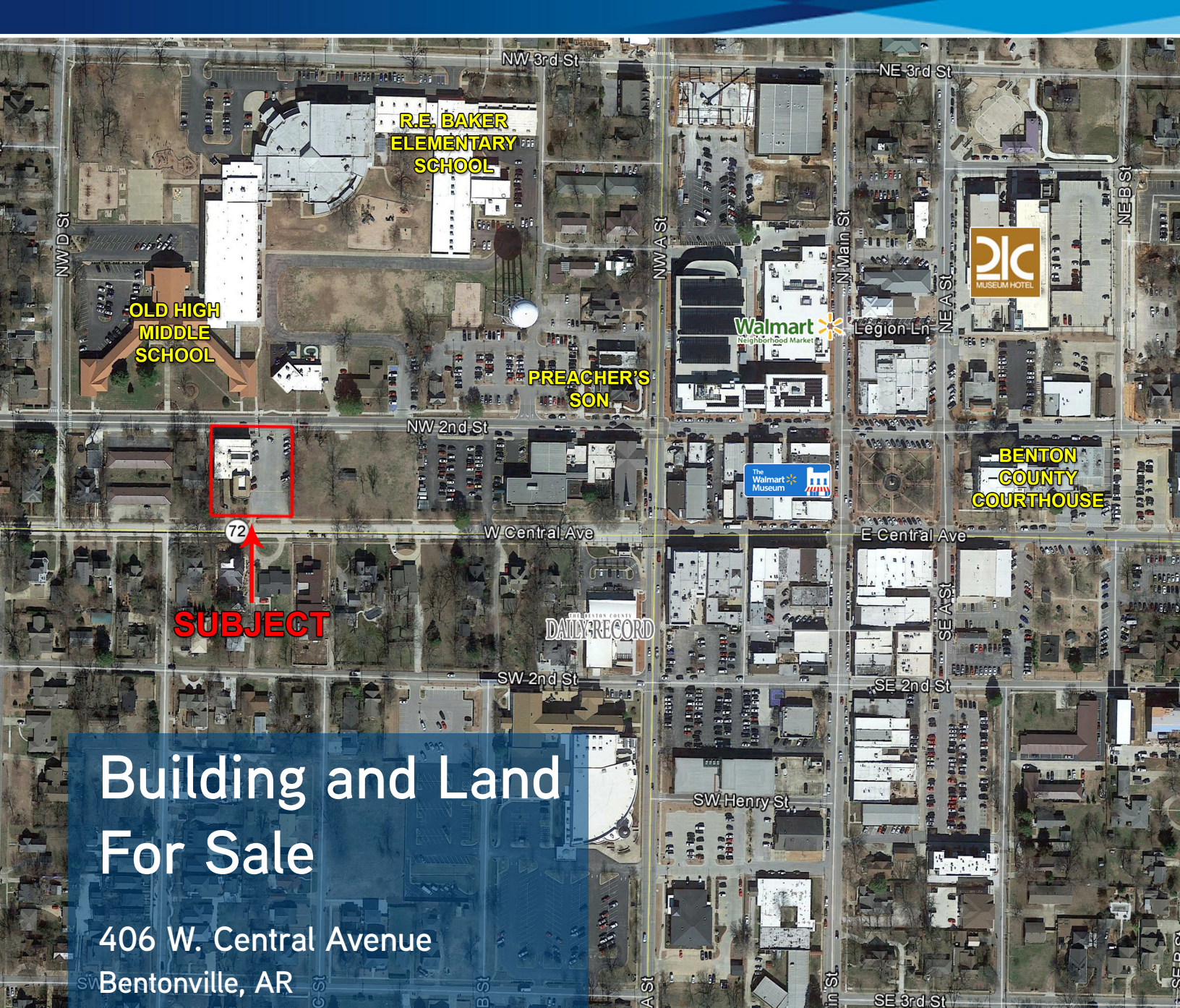




Building and Land For Sale

406 W. Central Avenue
Bentonville, AR

RAMSAY BALL
BROKERAGE | ARKANSAS
DIR: 479 845 1502
MOB: 479 640 6405
ramsay.ball@colliers.com

PAT MORRISON
BROKERAGE | ARKANSAS
DIR: 479 845 1503
MOB: 479 936 4200
pat.morrison@colliers.com



COLLIERS INTERNATIONAL
4204 S Pinnacle Hills Pkwy, Ste 102
Rogers, AR 72758
479 636 9000
www.colliers.com/arkansas

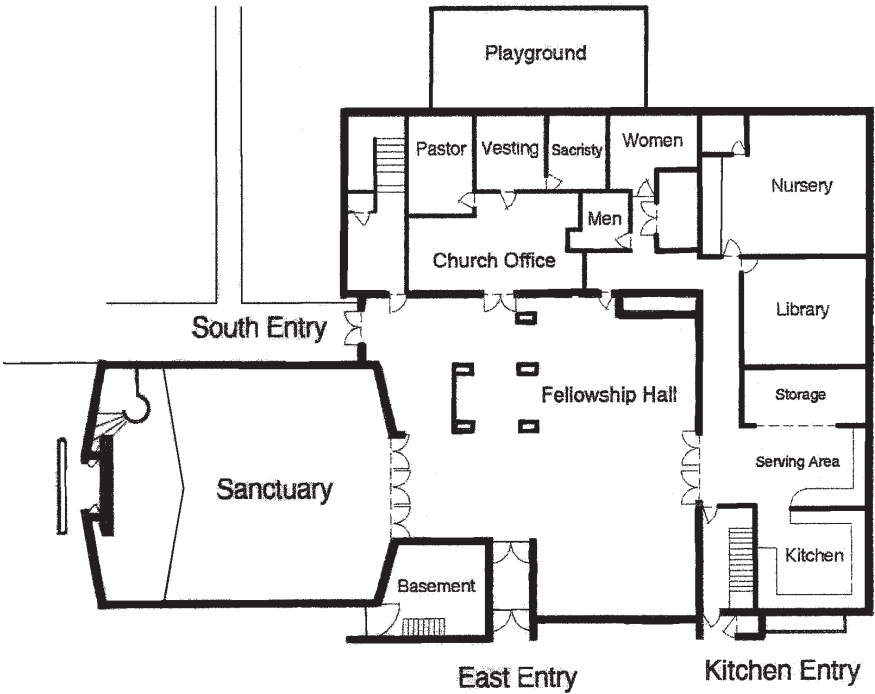
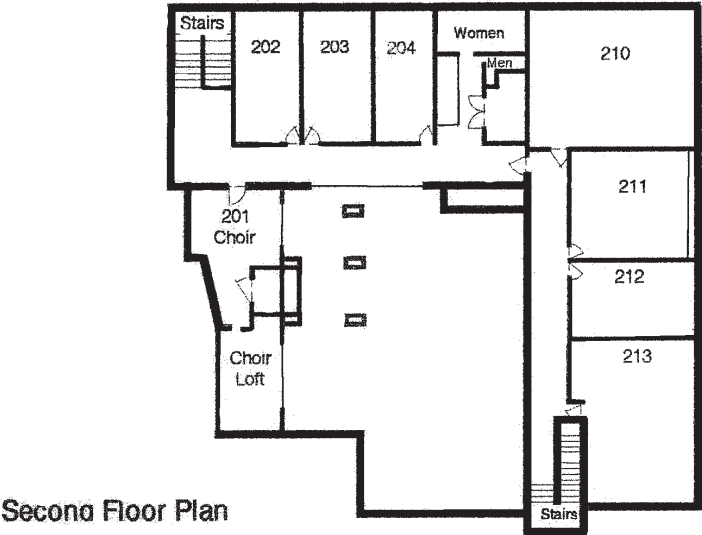
Accelerating success.

KEY FEATURES/HIGHLIGHTS

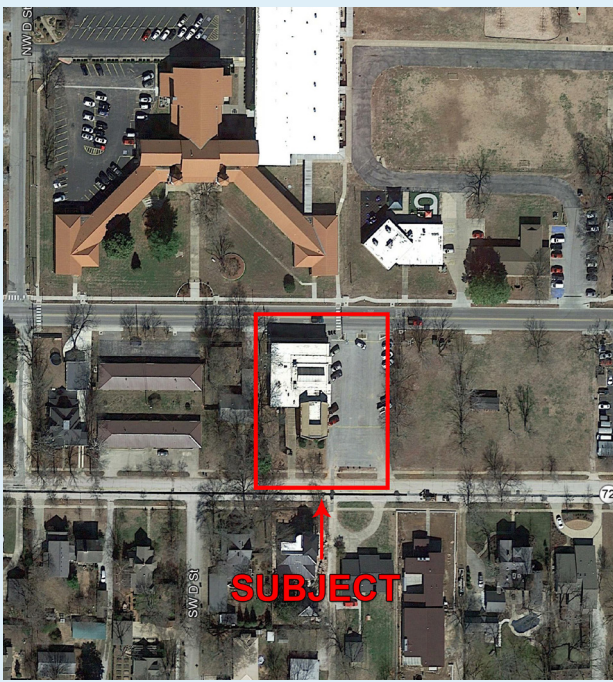
PRICE > \$1,950,000

- > 0.68 +/- acres available
- > Church building and parking
- > Approximately 12,000 square feet of building area
- > Currently zoned R-1 "Single Family"
- > One of the best locations in the region
- > Located four blocks from the Bentonville Square
- > Can be used "as is" or redeveloped

Property Floor Plan



Parcel Map



CONTACT US

RAMSAY BALL
MOB: 479 640 6405
ramsay.ball@colliers.com

PAT MORRISON
MOB: 479 936 4200
pat.morrison@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted



COLLIERS INTERNATIONAL
4204 S Pinnacle Hills Pkwy, Ste 102
Rogers, AR 72758
479 636 9000
www.colliers.com/arkansas

Demographic	1 Mile	3 Miles	5 Miles
Est. Population 2017	7,039	39,904	83,407
Proj. Population 2022	7,621	45,118	94,356
Est. Households 2017	2,882	15,072	31,219
Proj. Households 2022	3,135	17,047	35,314
Avg. Est. Household Income 2017	\$64,257	\$88,259	\$85,191