

For Lease Emerald Plaza

Office Building

Multiple Units Available



Emerald Plaza 202-210 N Walton Blvd

Bentonville, Arkansas 72712

Property Highlights

- Located less than a mile from Walmart Home Office.
- All spaces have kitchenettes and bathrooms.
- Build-outs available
- Modified gross
- 3 year minimum lease.
- Please call listing agent for current availability.

OFFERING SUMMARY

Available SF	625 - 1,250 SF
Lease Rate	\$16.50 SF/yr (MG)
Lot Size	5.95 Acres
Building Size	58,400 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,979	\$74,738
3 Miles	29,915	\$70,915
5 Miles	65,661	\$71,441

For more information

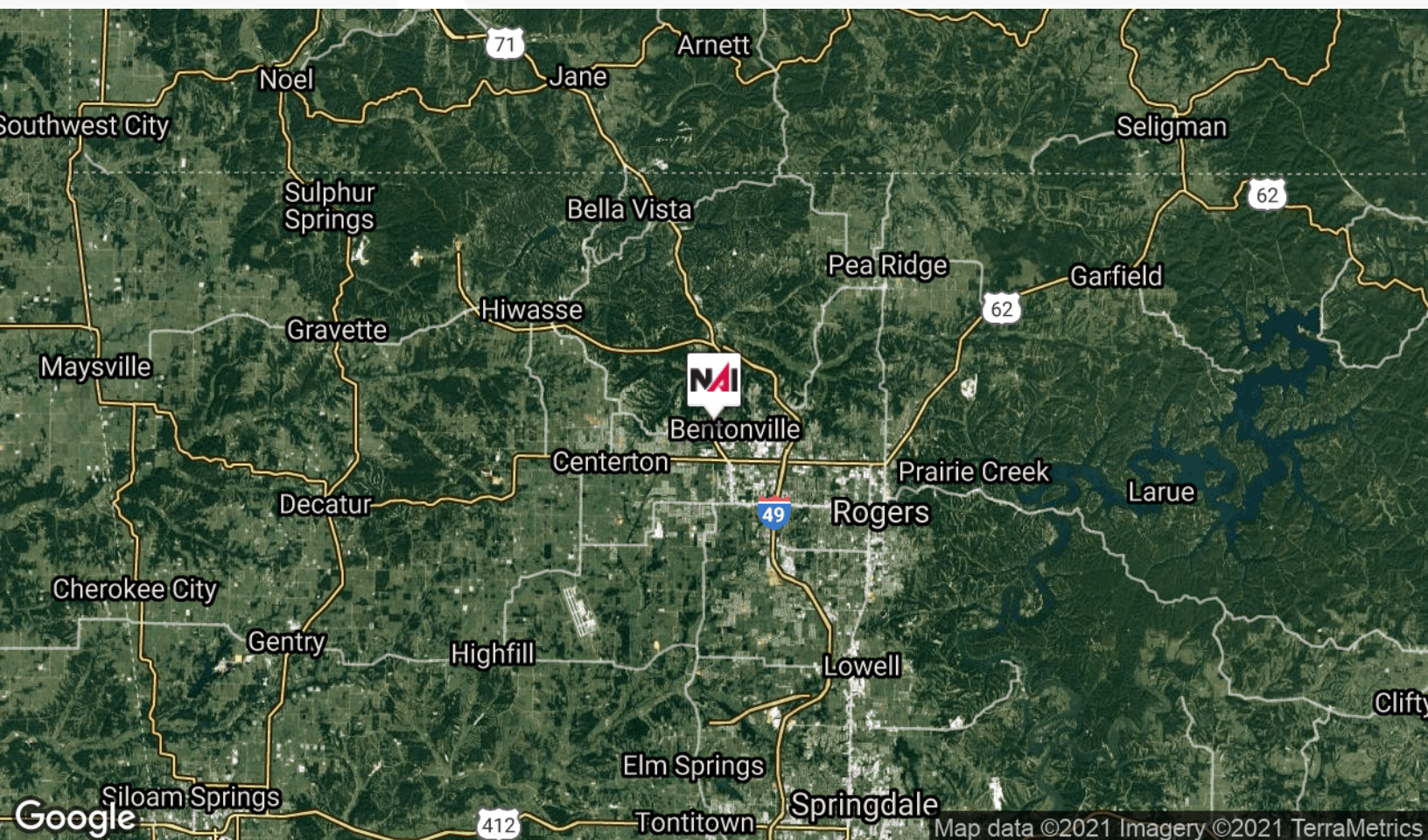
Randy L. Crossno CCIM

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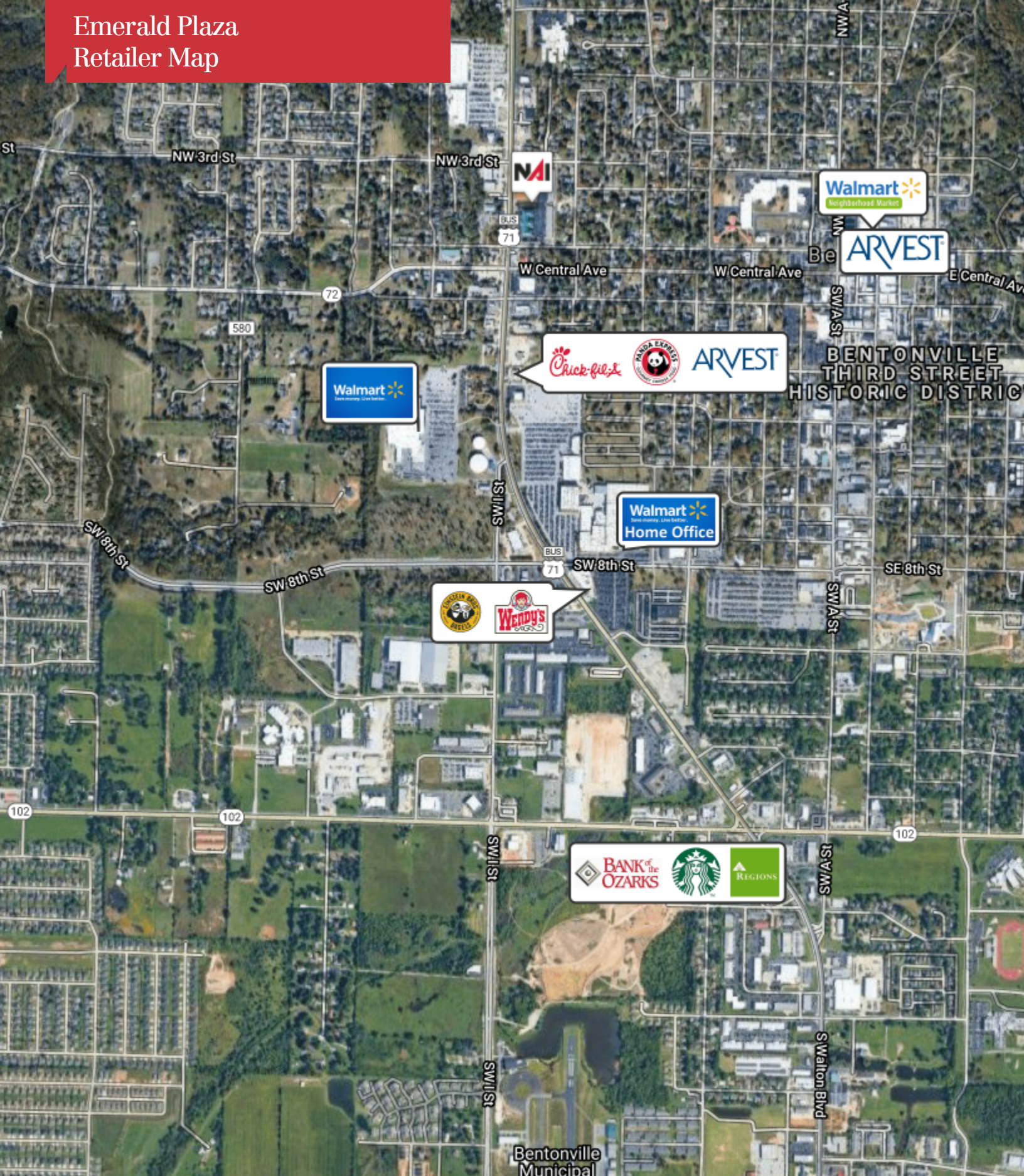
Michele Hampton

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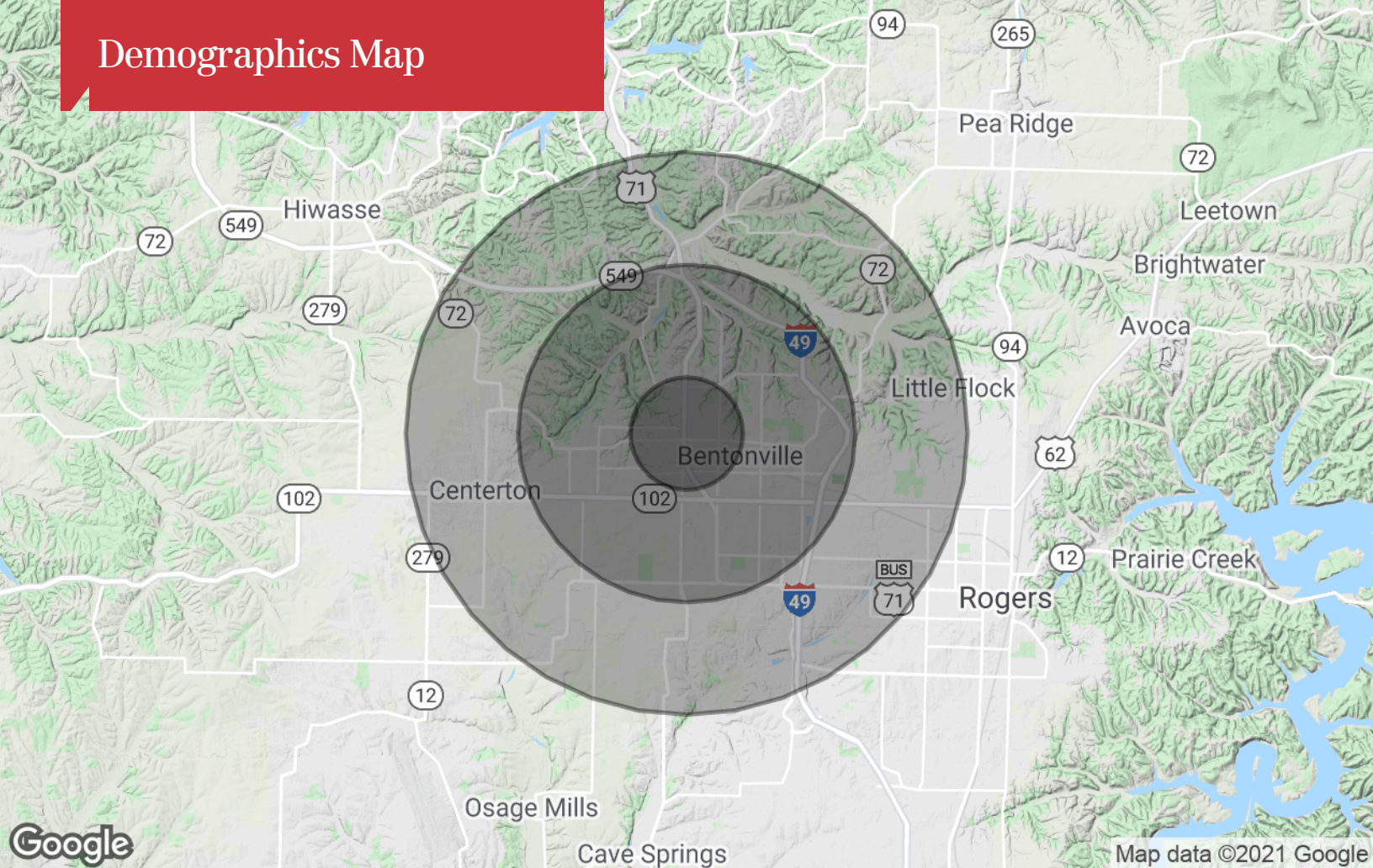


Emerald Plaza Retailer Map



Map data ©2021 Imagery ©2021 , Arkansas GIS, Benton County, City of Bentonville, Maxar Technologies, State of Arkansas, USDA Farm Service Agency

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,979	29,915	65,661
MEDIAN AGE	33.2	32.2	32.5
MEDIAN AGE (MALE)	30.3	30.1	30.7
MEDIAN AGE (FEMALE)	35.2	33.9	34.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,452	11,287	25,055
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$74,738	\$70,915	\$71,441
AVERAGE HOUSE VALUE	\$307,511	\$230,117	\$228,288

Race

	1 Mile	3 Miles	5 Miles
% WHITE	90.6%	87.5%	87.1%
% BLACK	2.5%	3.2%	2.6%
% ASIAN	1.1%	4.1%	4.4%
% HAWAIIAN	0.2%	0.2%	0.2%
% INDIAN	1.7%	1.3%	1.0%
% OTHER	4.1%	3.8%	4.9%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.2%	7.3%	10.9%

* Demographic data derived from 2010 US Census



Michele Hampton

Executive Broker

Michele Hampton is a seasoned real estate advisor licensed in the State of Arkansas. She is a member of the Rogers Board of Realtors, the Arkansas Realtors Association and the National Association of Realtors. As a graduate of Central Michigan University, Michele brings to NAI Capstone her knowledge, experience and motivation to assist our team and clients with their real estate objectives.

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NAI Capstone

NAI Capstone is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trust (REIT's) 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 Services

Full service real estate representation and transactions.

Corporate Services

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

Investment Services

NAI Capstone's asset management team coordinates all aspects with in 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

NAI 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.



Randy L. Crossno, CCIM

Principal

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 NW 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.

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