

**FOR
SALE**



OLIVE BRANCH



\$2,500,000

2308 SE 28th St., Bentonville

SUPERIOR INVESTMENT OPPORTUNITY!!



- 18,060 +/- SF building
- Situated on 1.52 +/- ACRES
- Zoned C-2
- 570' +/- frontage / SE 28th St.
- Ample parking
- Feb. 2007 traffic ct: 11,675
(at 28th St. / Moberly, east/south bound only)

FULLY LEASED FACILITY

8 TENANTS

State and Local Government Tenants

8.5 % cap rate

(financial packet available with Signed Confidentiality Agreement)



Bill McClard, CCIM, SIOR

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Commercial/Industrial Division
3801 W. Walnut

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(479) 246-1670 or 800-658-4012 Ext. 5670

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CCIM

SIOR

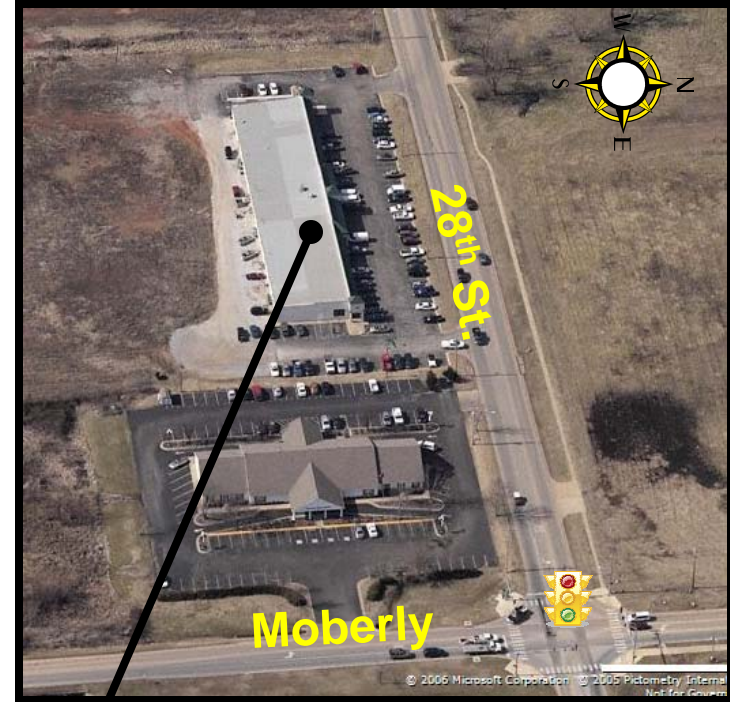
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From I-540, Exit 85, west onto Walton - 5/10 mile,
north Moberly Lane - 1/2 mile, west SE 28th St.,
Property located on south side.

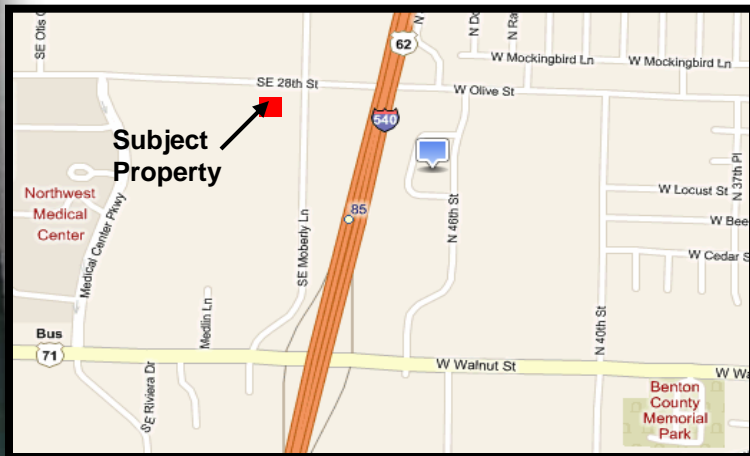
All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

GREAT PROVEN FULLY LEASED STRIP CENTER !!

AERIAL



AREA MAP



EXTERIOR PICTURE

