

MILESTONE PLAZA

RETAIL & OFFICE DEVELOPMENT

2500—2502 SW 14th St. (Hwy 102), Bentonville, AR



GRUBB & ELLIS
Solomon Partners



Now Leasing- 22,000 Square Feet at \$12-\$16.50 PSF NNN

- Positioned Between Two Intersections- One To Be Signalized
- Ownership is Capable of Building-Out To Tenants Specifications
- Great Exposure of One of NWA's Busiest Roads

Please Contact:

Ed Belto
479.659.1260
EBelto@GrubbEllisAR.com

Grubb & Ellis | Solomon Partners
609 SW 8th St Suite 220
Bentonville, AR 72712

479.271.6118 main
479.250.4879 fax

www.GrubbEllisAR.com



PROPERTY SUMMARY

This 27,500 retail and office development was constructed in 2006 and currently contains a Beef O'Brady's Restaurant franchise as well as a donut shop with drive thru. The center contains 22,000 SF of unfinished space ready to be built out to tenant's specifications. Because of its location and construction, this space would be great for:

- Pizza Shop with Drive Thru*
- Pharmacy with Drive-Thru*
- Bank with Drive-Thru*
- Dry Cleaners with Drive-Thru*
- Insurance Office*
- Cell Phone Dealer*

AREA SUMMARY

This center is positioned 1.1 miles from Wal-Mart's Home Office on one of the fastest growing corridors in Bentonville, 14th Street/Highway 112. The road is currently being widened to 4 lanes to feed Centerton's growth and traffic draw. This roadway supports more than 21,000 vehicles daily.

LEASE SUMMARY


- ADDRESS:** 2500-2502 SW 14th St. (Hwy 102), Bentonville, AR
- SHOPPING CENTER SIZE:** 27,500 Square Feet
- RENTABLE SQUARE FEET:** 22,000
- UNIT SIZES:** Various: 1,000- 12,000 SF
- RENT:** \$12.00-16.50 NNN
- TI ALLOWANCE:** \$20.00 Per Square Foot
- TENANT PAYS:** All Utilities
Pro Rata share of Taxes, Insurance & Common Area Maintenance

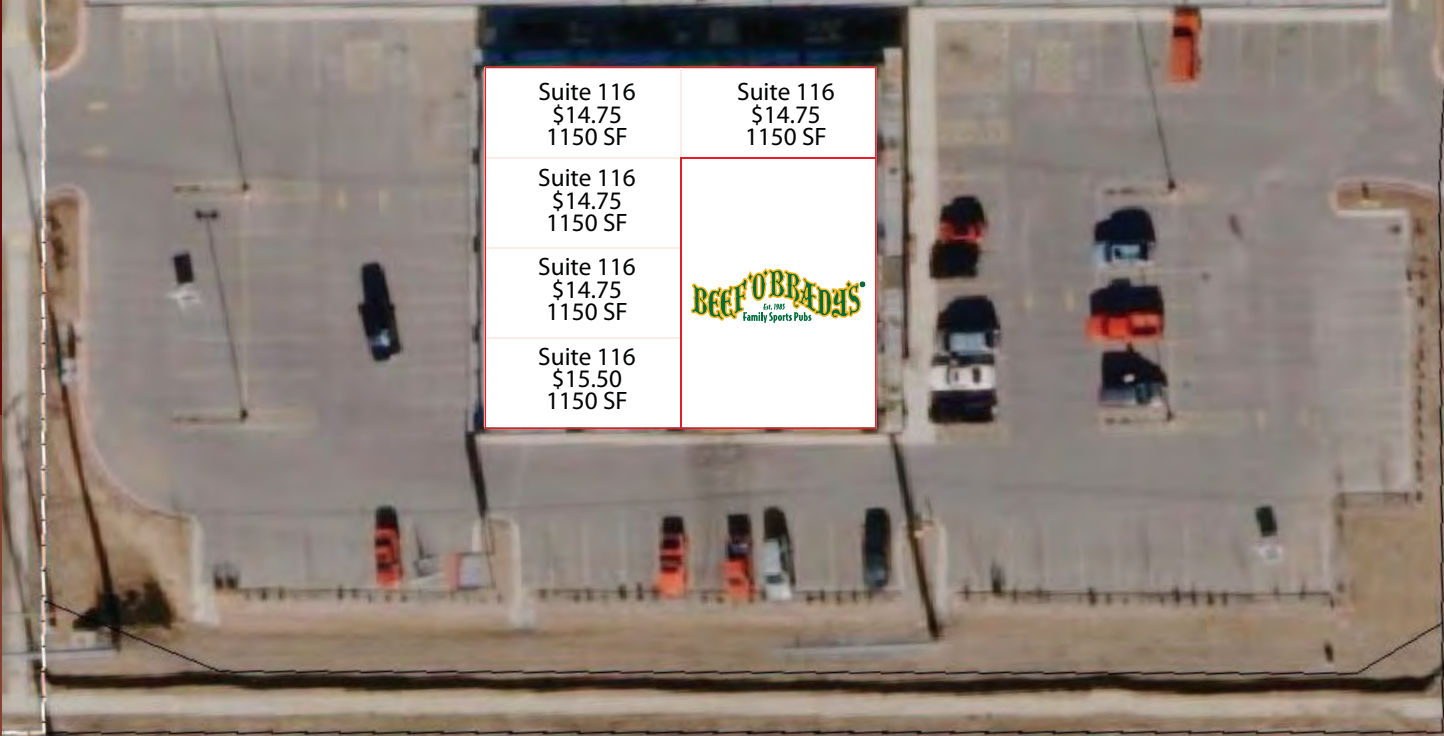


HIGHWAY 102/14TH STREET SUPPORTS 22,000 VEHICLES PER DAY

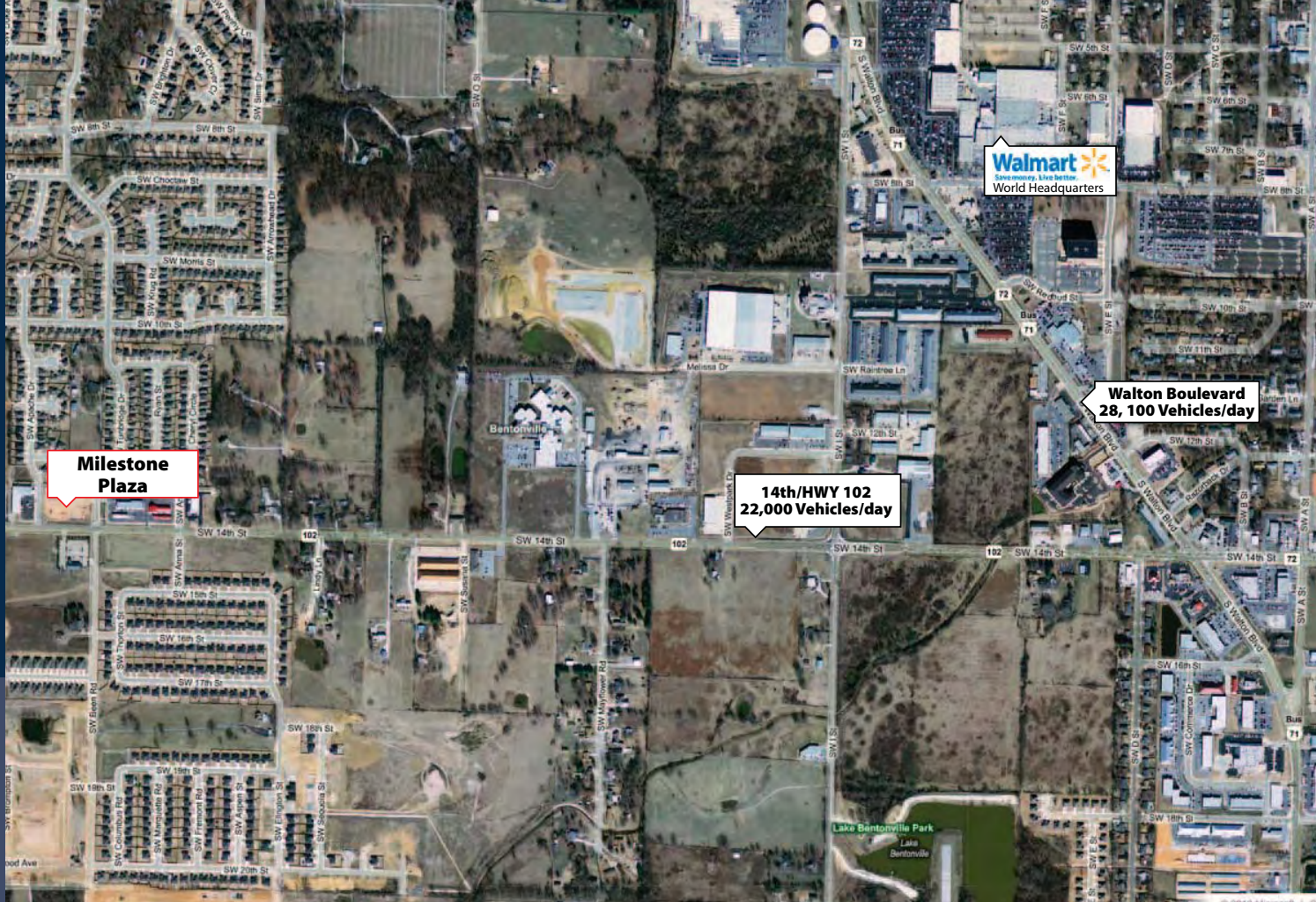
FLOORPLAN

Suite 26 \$16.25 1193 SF	Suite 24 \$14.50 1235 SF	Suite 22 \$14.50 1235 SF	Suite 20 \$14.00 1235 SF	Suite 18 \$12.00 1235 SF	Suite 16 \$12.00 1235 SF	Suite 14 \$12.00 1235 SF	Suite 12 \$12.00 1235 SF	Suite 10 \$13.00 1235 SF	Suite 8 \$14.25 1235 SF	Suite 6 \$14.75 1235 SF	Suite 4 \$15.25 1193 SF	OLDE Tyme DONUTS
--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	-------------------------------	-------------------------------	-------------------------------	---------------------

Suite 116 \$14.75 1150 SF	Suite 116 \$14.75 1150 SF
Suite 116 \$14.75 1150 SF	
Suite 116 \$14.75 1150 SF	
Suite 116 \$15.50 1150 SF	



PROPERTY
LOCATION



Northwest View



FRONT BUILDING TOTAL 5,750 SF (1,150 SF INDIVIDUAL)

The front unit in the complex features 5,750 total Square Feet of available space. This can be leased in group slots or individual 1,150 Square Foot units. The front building features the opportunity for maximum exposure to the road.



REAR BUILDING TOTAL 14,736 SF (1,193/1,235 SF INDIVIDUAL)

The rear of the complex features 14,736 Square Feet of available unfinished space. The Western most End-cap presents an opportunity for drive through retail with an unfinished 1,193 SF unit.



MILESTONE PLAZA
SITE PHOTOS



Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	3,993	28,346	56,415
Male Population	49.9%	48.6%	48.8%
Female Population	50.1%	51.4%	51.2%
Median Age	32.4	33.3	33.3
2009 Income			
Median HH Income	\$61,995	\$54,556	\$57,633
Per Capita Income	\$27,587	\$26,362	\$27,338
Average HH Income	\$79,570	\$71,080	\$73,773
2009 Households			
Total Households	1,306	10,296	20,615
Average Household Size	2.96	2.72	2.71
2009 Housing			
Owner Occupied Housing Units	63.5%	61.7%	63.0%
Renter Occupied Housing Units	26.0%	30.1%	29.4%
Vacant Housing Units	10.5%	8.2%	7.6%
Population			
1990 Population	563	10,287	19,530
2000 Population	1,139	15,679	33,207
2009 Population	3,993	28,346	56,415
2014 Population	5,314	34,626	68,187
1990-2000 Annual Rate	7.3%	4.3%	5.45%
2000-2009 Annual Rate	14.52%	6.61%	5.9%
2009-2014 Annual Rate	5.88%	4.08%	3.86%

In the identified market area, the current year population is 56,415. In 2000, the Census count in the market area was 33,207. The rate of change since 2000 was 5.9 percent annually. The five-year projection for the population in the market area is 68,187, representing a change of 3.86 percent annually from 2009 to 2014. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	180	3,827	7,265
2000 Households	319	5,803	12,354
2009 Households	1,306	10,296	20,615
2014 Households	1,751	12,523	24,841
1990-2000 Annual Rate	5.89%	4.25%	5.45%
2000-2009 Annual Rate	16.46%	6.39%	5.69%
2009-2014 Annual Rate	6.04%	3.99%	3.8%

The household count in this market area has changed from 12,354 in 2000 to 20,615 in the current year, a change of 5.69 percent annually. The five-year projection of households is 24,841, a change of 3.8 percent annually from the current year total. Average household size is currently 2.71, compared to 2.65 in the year 2000. The number of families in the current year is 14,696 in the market area.

Housing

Currently, 63.0 percent of the 22,310 housing units in the market area are owner occupied; 29.4 percent, renter occupied; and 7.6 percent are vacant. In 2000, there were 13,085 housing units—62.5 percent owner occupied, 31.7 percent renter occupied and 5.8 percent vacant. The rate of change in housing units since 2000 is 5.94 percent. Median home value in the market area is \$142,530, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.02 percent annually to \$173,555. From 2000 to the current year, median home value changed by 4.69 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

ADVISOR PROFILE



ED BELTO

Ed Belto recently joined Grubb & Ellis | Solomon Partners as a Senior Advisor. Ed has over 15 years experience in commercial real estate as a licensed agent in Florida, Georgia, and now Northwest Arkansas.

Ed has completed over 1.5 million square feet of transactions, totaling over \$110 million in total consideration. Ed assists clients with all aspects of retail, office, and industrial real estate including tenant representation, site location, investment analysis, acquisitions, project marketing and leasing, and strategic planning.

After attending the University of Florida, Ed worked for 10 years in the retail franchising industry. The bulk of his experience was new store development, where he gained an in-depth understanding of site selection and due diligence complexities.

Ed focuses on working with his clients to collaboratively clarify immediate and long term objectives, define strategies, and capture market opportunities as they arise.

OUR FIRM

In a vast market filled with commercial real estate firms seeking your business, we are determined to be the one firm that stands out from the rest. Founded in 2007, Solomon Partners has fast become a leader among real estate service providers by redefining the term 'full-service commercial real estate firm.' In encompassing a market that is continually evolving, we have recognized that power and strength are gained through solid partnerships. It is that recognition that has led us to join forces with Grubb & Ellis Company, one of the world's leading and most respected full-service commercial real estate organizations. This partnership, coupled with our use of state-of-the-art technology and information systems, has allowed us the capability and innovative insight to move forward and beyond in the real estate market.



GRUBB & ELLIS[®]
Solomon Partners

How Do We Do It?

Our approach is based upon the formulation of a business model that is more responsive, client-focused and team driven. Grubb & Ellis | Solomon Partners recruits only the highest caliber real estate professionals, all of which are encouraged to join as shareholders and not just as employees. As shareholders, our team has a vested interest in the success and effectiveness of each and every one of your real estate transactions.

In response to clients' multi-market needs, local expertise and an endless range of global connections allows us to:

- Offer specialized services and provide unmatched retail expertise and the ability to handle complex transactions.
- Maintain an unmatched ability to tap into both the private and institutional markets by utilizing an infinite database of investors.
- Provide powerful representation by high-level experts skilled in both disposition and acquisition financing strategies, 1031 exchanges, debt and equity structuring, sales strategies and tax planning.
- Promise a team approach that gives every client the benefit of top talent for research and analysis, strategic planning, asset positioning and valuation, marketing, finance and high-level execution.
- Deliver a proprietary results-oriented marketing program that creates more competition, thus higher value for retail properties.
- Match through a 'trading floor' model, buyers and sellers in cooperation with a wide band of qualified outside brokers.
- Search through an international database of 1031 exchange buyers to give you the very best opportunities available.

GRUBB & ELLIS COMPANY

Grubb & Ellis Company was founded in California in 1958. In 1981, Grubb & Ellis and GMR Properties of Jacksonville, FL., merged to form a publicly held corporation traded on the New York and Pacific Stock Exchanges. During the 1980's, Grubb & Ellis grew rapidly through the acquisition of well-established real estate firms in the Pacific Northwest, Northeast, Southeast, Midwest, Texas and California markets.

More recently through affiliations with leading local real estate companies in non-served or underserved markets, Grubb & Ellis has extended its operations to encompass most of the United States. Internationally the company has significantly augmented its capabilities and has partnered with a premier network of international providers around the globe, making Grubb & Ellis one of the few commercial real estate services companies with international reach.

With more than 130 owned and affiliate offices worldwide, Grubb & Ellis offers property owners, corporate occupants and program investors comprehensive integrated real estate solutions, including transaction, management, consulting and investment advisory services supported by proprietary market research and extensive local market expertise.

Grubb & Ellis Real Estate Services

The traditional transaction and property management services of the company are provided through Grubb & Ellis Real Estate Services. The Transaction Services Group works with clients to create buy, sell and lease opportunities that support their goals. Global Client Services offers a full-range of professional management and consulting services, from property and facilities management to strategic planning and lease administration.

Grubb & Ellis Realty Investors, LLC

Grubb & Ellis Realty Investors became a subsidiary of Grubb & Ellis Company following the merger with NNN Realty Advisors. The division is primarily responsible for the sponsorship and administration of the company's various investment programs, including 1031 tenant in-common (TIC) exchanges, non-traded public real estate investment trusts (REITs), institutional investment programs and other real estate investment offerings.

Grubb & Ellis Alesco Global Advisors, LLC

Grubb & Ellis Alesco Global Advisors intends to launch and manage a family of U.S. and global real estate open and closed-end mutual funds, separate accounts and hedge funds. This subsidiary will provide additional investment programs and help to further diversify Grubb & Ellis Company.

Grubb & Ellis Securities, Inc.

Grubb & Ellis Securities is the registered broker-dealer for the investment programs offered by Grubb & Ellis Company and its subsidiaries. Grubb & Ellis Securities provides sales, marketing and compliance services for the company and its investment programs. Grubb & Ellis Securities is also responsible for managing selling agreements with the more than 150 broker-dealers that offer Grubb & Ellis investment programs.

Grubb & Ellis Company is one of the world's leading full-service commercial real estate organizations, providing a complete range of transaction, management and consulting services. By leveraging local expertise with our global reach, Grubb & Ellis offers innovative, customized solutions and seamless service to owners, corporate occupants and investors throughout the globe. For more information, visit the Company's web site at www.grubb-ellis.com.

OFFICE LOCATIONS

