

DOGWOOD OFFICE PARK

3105 NE 11th Street
Bentonville AR 72712



GRUBB & ELLIS
Solomon Partners

For Sale

\$1,275,000



17,730 SF office building on 1.93 acres. Just off exit 88 with I-540 visibility. Built in 2003. Great long term investment. Bank owned.

Tenants include:

- Pilgrims Pride (3,000 SF)
- Munson Chiropractic (1,800 SF)
- Everything Mary (2,598 SF)

To learn more, please contact:

Clinton Bennett, CCIM, CLS
479.200.3457 cell
cbennett@grubbellisar.com

Grubb & Ellis|Solomon Partners | 609 SW 8th St., Ste. 220 | Bentonville, AR 72712 | 479.271.6118 main | www.grubbellisar.com

The information contained herein was obtained from sources believed reliable; however, Grubb Ellis Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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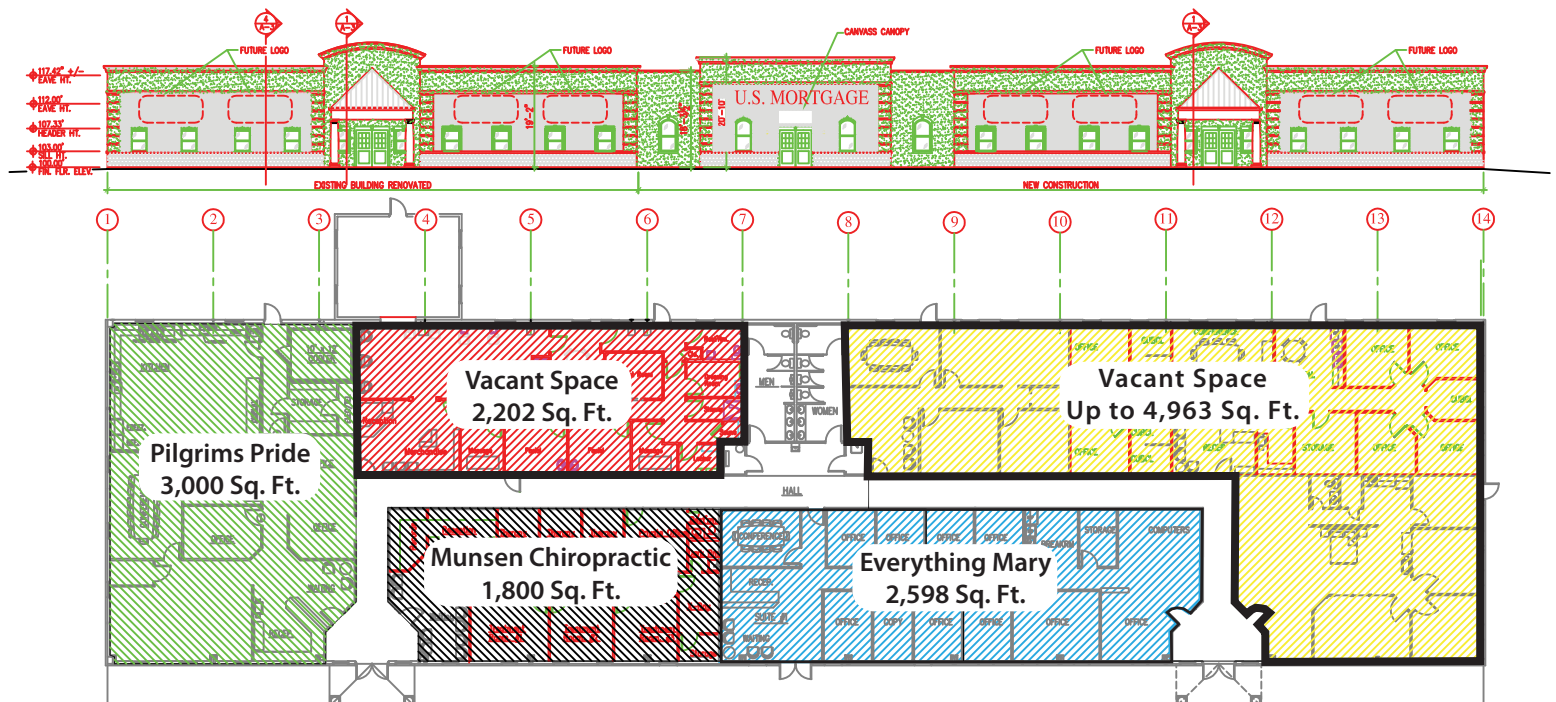
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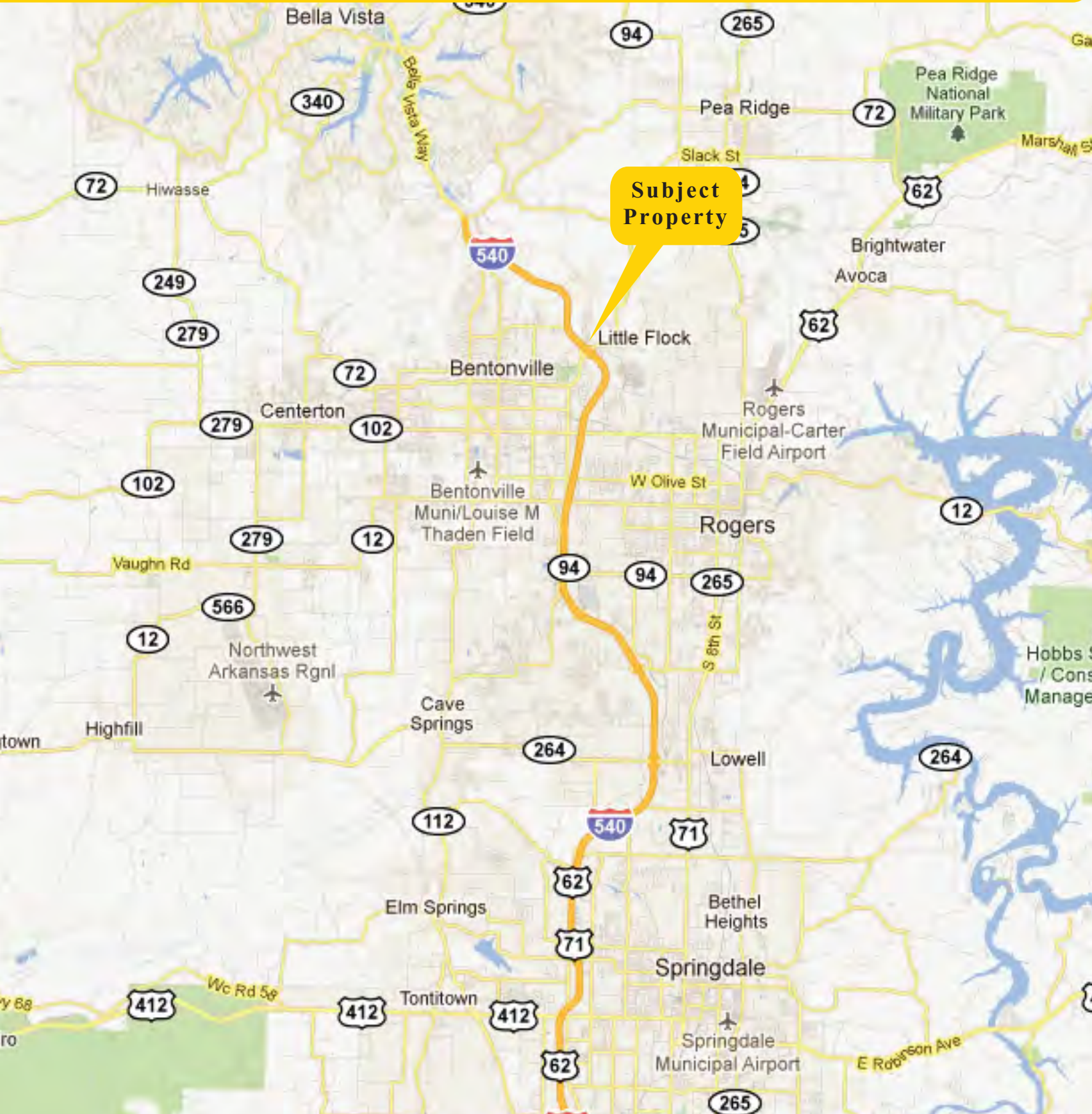
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Demographics

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	3,019	31,111	74,030
Male Population	48.2%	48.6%	48.8%
Female Population	51.8%	51.4%	51.2%
Median Age	29.2	30.9	33.1
2010 Income			
Median HH Income	\$57,411	\$56,089	\$56,395
Per Capita Income	\$27,746	\$25,941	\$25,887
Average HH Income	\$73,182	\$68,023	\$69,066
2010 Households			
Total Households	1,116	11,889	27,556
Average Household Size	2.70	2.60	2.66
2010 Housing			
Owner Occupied Housing Units	58.6%	55.5%	58.1%
Renter Occupied Housing Units	32.2%	38.0%	34.6%
Vacant Housing Units	9.2%	6.5%	7.3%
Population			
1990 Population	1,201	13,541	33,685
2000 Population	2,659	23,679	53,083
2010 Population	3,019	31,111	74,030
2015 Population	3,401	35,061	83,653
1990-2000 Annual Rate	8.27%	5.75%	4.65%
2000-2010 Annual Rate	1.25%	2.7%	3.3%
2010-2015 Annual Rate	2.41%	2.42%	2.47%

In the identified market area, the current year population is 74,030. In 2000, the Census count in the market area was 53,083. The rate of change since 2000 was 3.3 percent annually. The five-year projection for the population in the market area is 83,653, representing a change of 2.47 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households

1990 Households	423	5,094	13,058
2000 Households	980	9,065	19,946
2010 Households	1,116	11,889	27,556
2015 Households	1,255	13,392	31,092
1990-2000 Annual Rate	8.76%	5.93%	4.33%
2000-2010 Annual Rate	1.28%	2.68%	3.2%
2010-2015 Annual Rate	2.38%	2.41%	2.44%

The household count in this market area has changed from 19,946 in 2000 to 27,556 in the current year, a change of 3.2 percent annually. The five-year projection of households is 31,092, a change of 2.44 percent annually from the current year total. Average household size is currently 2.66, compared to 2.62 in the year 2000. The number of families in the current year is 19,138 in the market area.

Housing

Currently, 58.1 percent of the 29,710 housing units in the market area are owner occupied; 34.6 percent, renter occupied; and 7.3 percent are vacant. In 2000, there were 21,215 housing units - 58.9 percent owner occupied, 35.2 percent renter occupied and 5.8 percent vacant. The rate of change in housing units since 2000 is 3.34 percent. Median home value in the market area is \$133,206, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.83 percent annually to \$160,726. From 2000 to the current year, median home value changed by 3.73 percent annually.