

+/- 4,937 SF PRIME COMMERCIAL BUILDING FOR LEASE

1005 SE WALTON BLVD.

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 4,937 SF coming available for lease less than 1 mile from I-49 in Bentonville! Space is currently being used as a medical space, however, this building would also make for a great retail or restaurant space. Absolute Net Lease, tenant will be responsible for all utilities. TI dependent on credit worthiness of prospective tenant.

PROPERTY HIGHLIGHTS

- Less than 1 mile from I-49
- Medical, Retail, Restaurant Potential
- Built in 2014
- SE Walton Frontage
- 36,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	Fully Leased
Building Size:	4,937 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,101	8,613	19,864
Total Population	3,915	19,150	46,736
Average HH Income	\$73,209	\$85,563	\$94,093

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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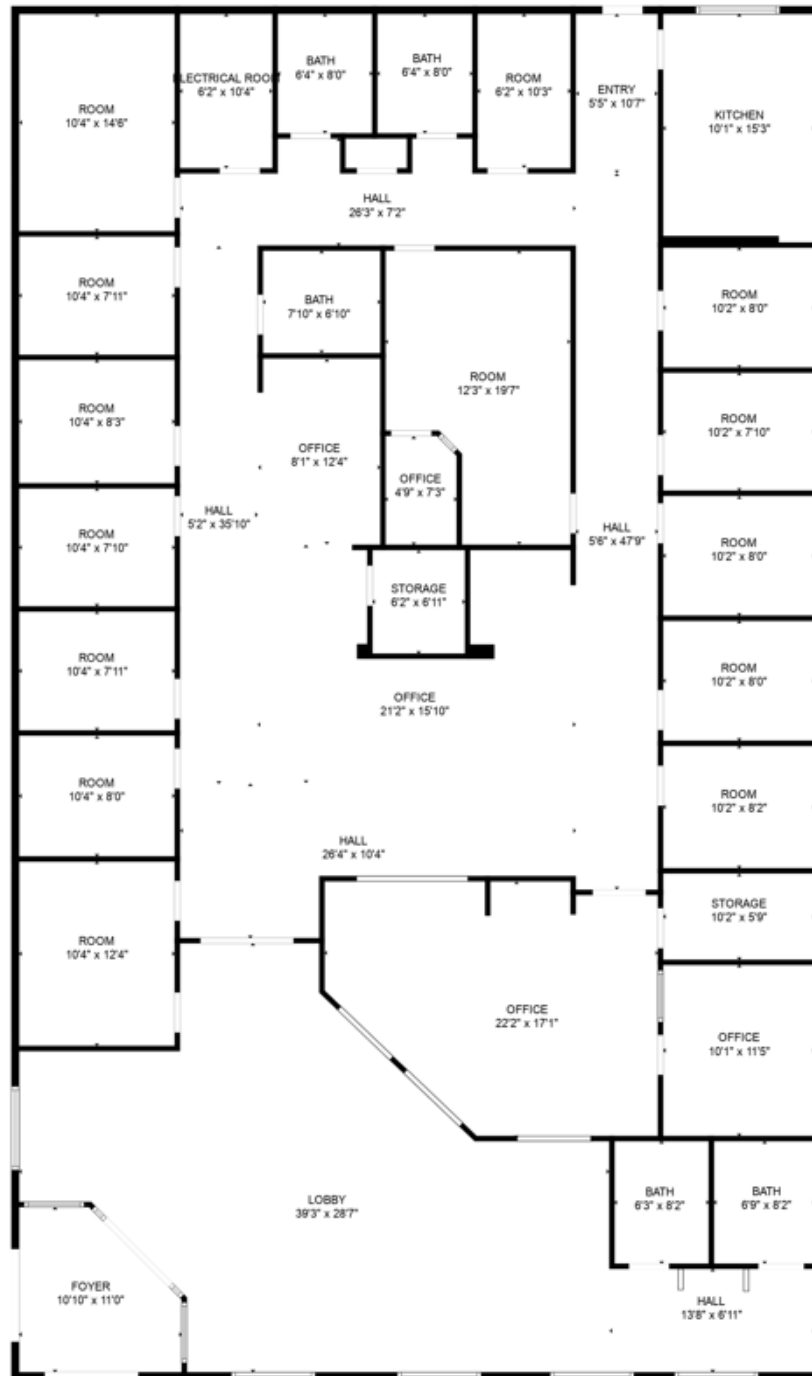
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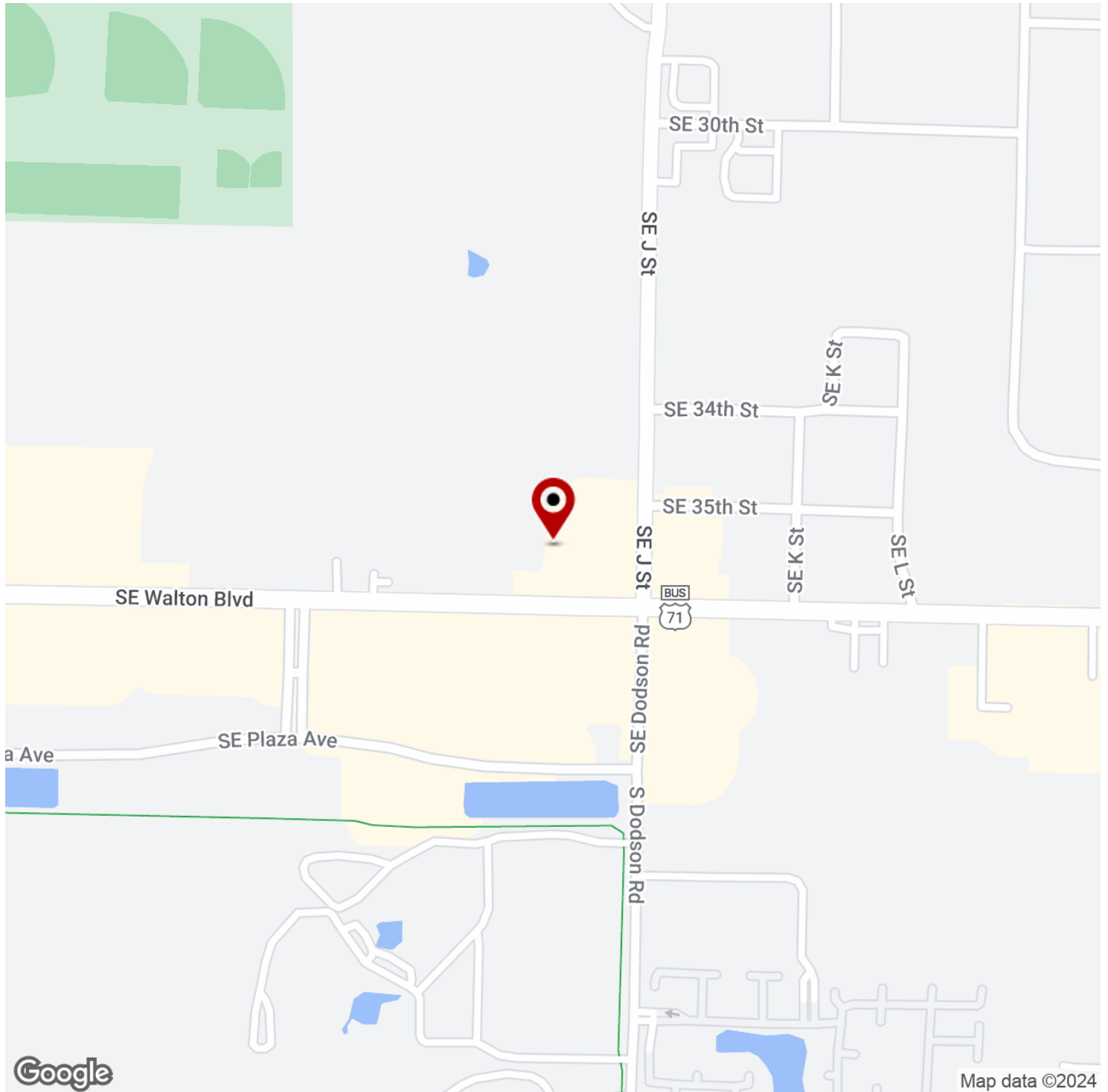
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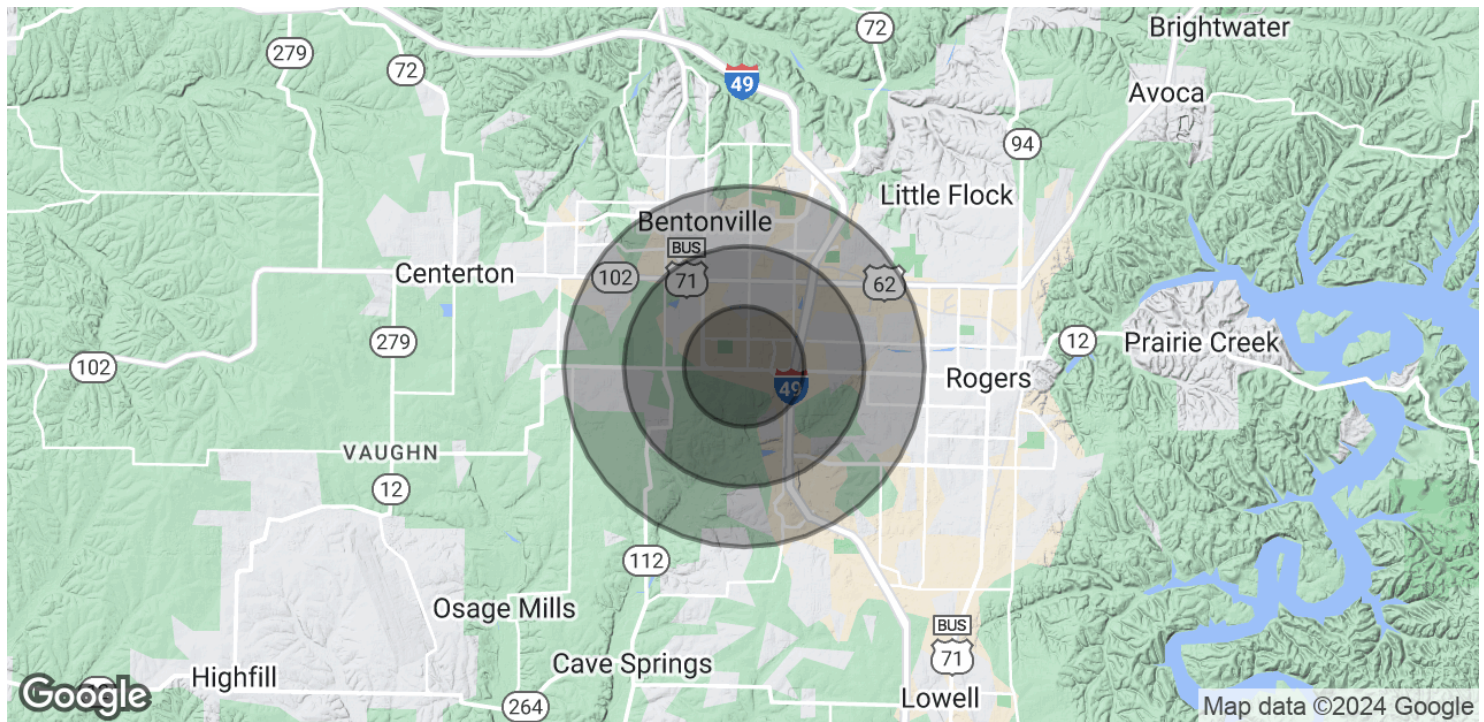
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,915	19,150	46,736
Average Age	30.7	32.9	33.4
Average Age (Male)	29.5	32.7	33.1
Average Age (Female)	34.2	34.1	34.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,101	8,613	19,864
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$73,209	\$85,563	\$94,093
Average House Value	\$257,416	\$248,853	\$250,992

2020 American Community Survey (ACS)

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