

**+/- 700 SF OF EXCELLENT OFFICE FOR LEASE**

# 1805 SW REGIONAL AIRPORT BLVD

Bentonville, AR 72712



## PROPERTY DESCRIPTION

Upscale office space in conveniently located office park in booming West Bentonville! This ideal space consists of 700 sqft. is perfect for any type of office and is located between the Walmart HQ office near downtown & the Walmart Distribution Center located further west on SW Regional Airport Blvd. Suite 1 boasts a small kitchen area, a private bathroom, ample parking, and much more! Landlord pays most expenses including the utilities. The property has excellent monument and other signage opportunities for a business to capture as many views as possible from the dense traffic flow.

## PROPERTY HIGHLIGHTS

- High-traffic Regional Airport Blvd frontage
- Excellent monument and other signage opportunities
- Office park located in booming West Bentonville
- All utilities included in rent except telecom
- Close to XNA - Northwest Arkansas Regional Airport

## OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Number of Units:	1
Available SF:	700 SF
Building Size:	28,700 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	780	22,661	61,888
Total Population	2,086	60,689	165,386
Average HH Income	\$86,327	\$77,950	\$70,136

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.

## TIMOTHY SALMONSEN

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

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201 SW 14th St.  
Suite 203  
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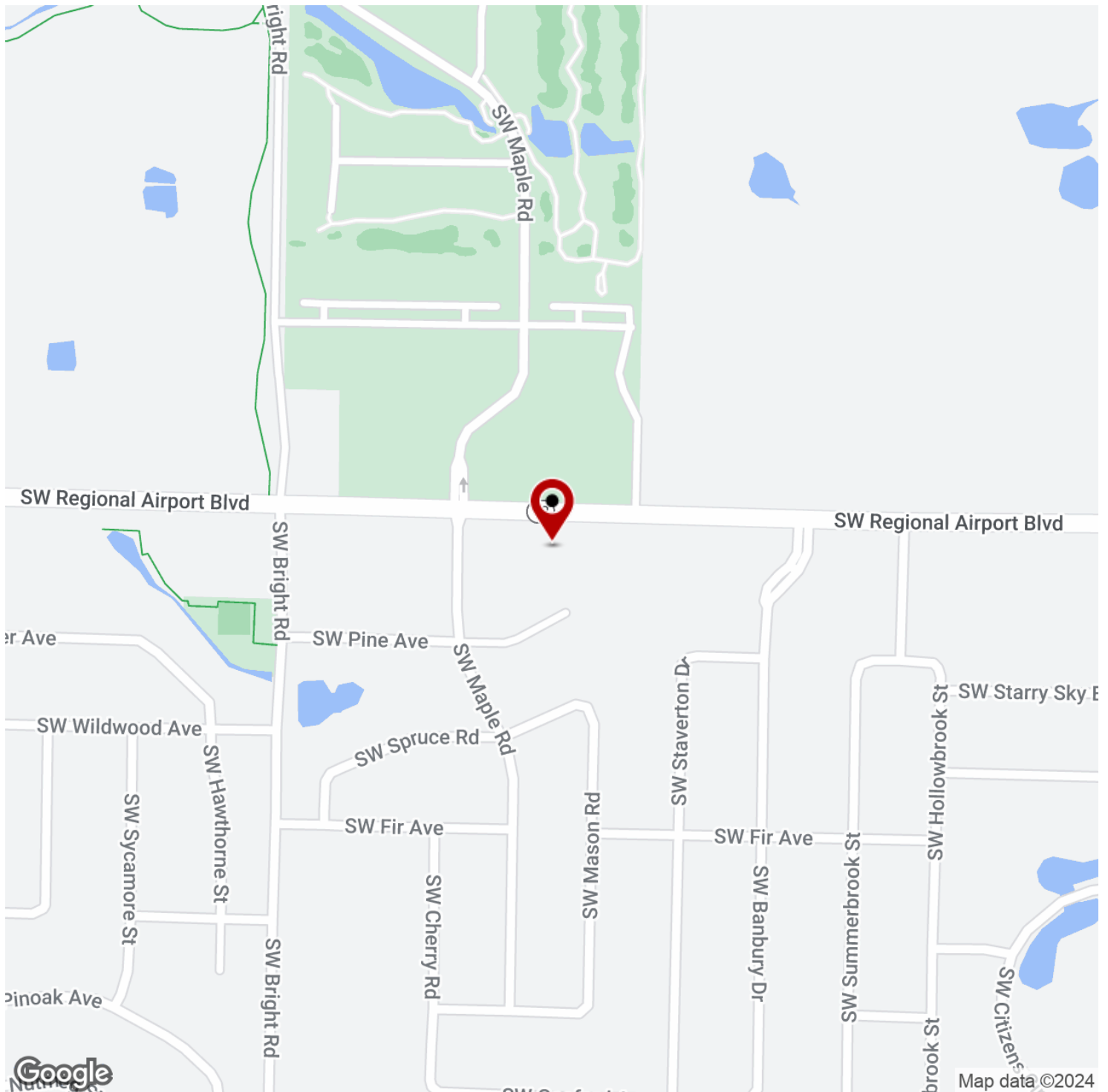
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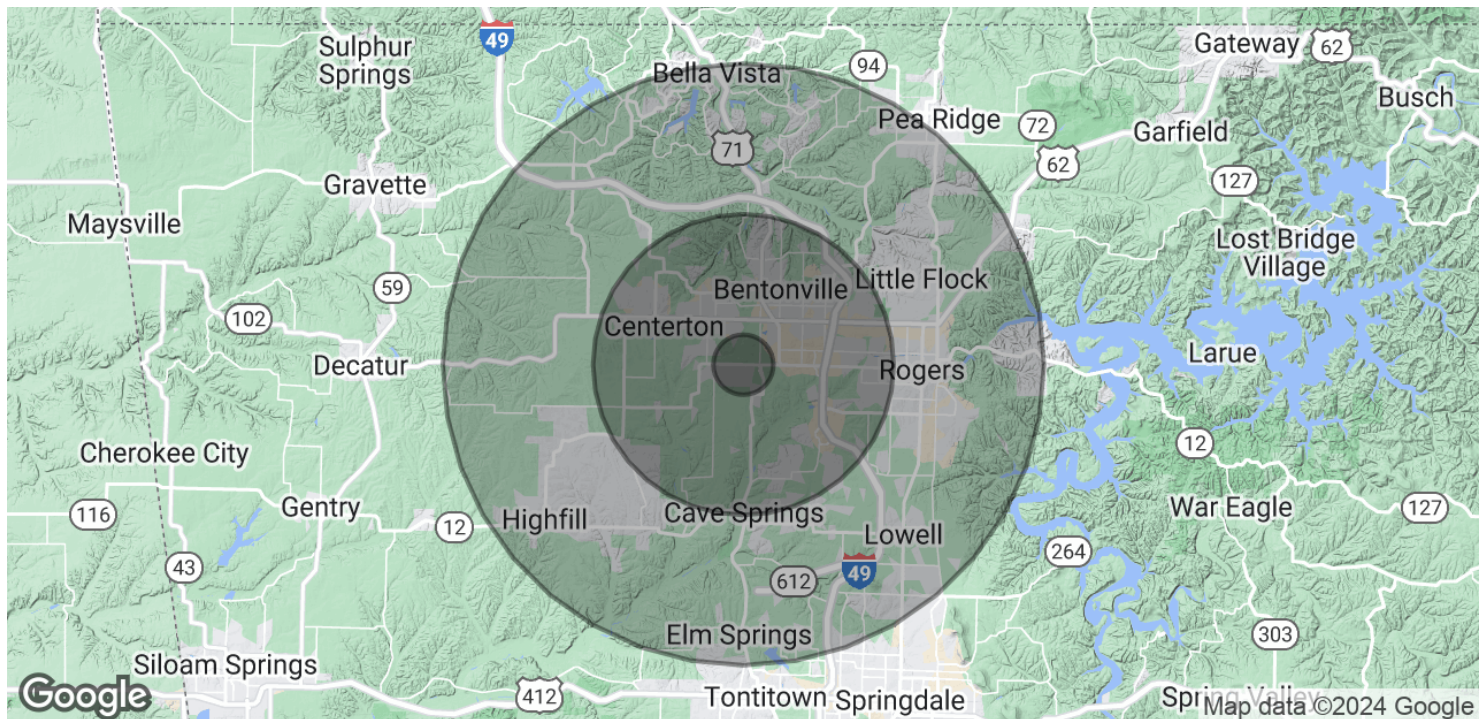
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,086	60,689	165,386
Average Age	30.3	31.6	34.1
Average Age (Male)	31.4	30.2	32.8
Average Age (Female)	29.9	32.5	35.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	780	22,661	61,888
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,327	\$77,950	\$70,136
Average House Value	\$225,418	\$265,554	\$217,280

*\* Demographic data derived from 2020 ACS - US Census*

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