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RETAIL/OFFICE PORTFOLIO FOR SALE

2003 & 2005 SE Walton Blvd, Bentonville, AR



Medical Center Pkwy
8,200 VPD

Razorback Greenway Trail

CONTACT US TODAY

479.271.6118 | [mosestucker.com](https://www.mosestucker.com)



Property Understanding

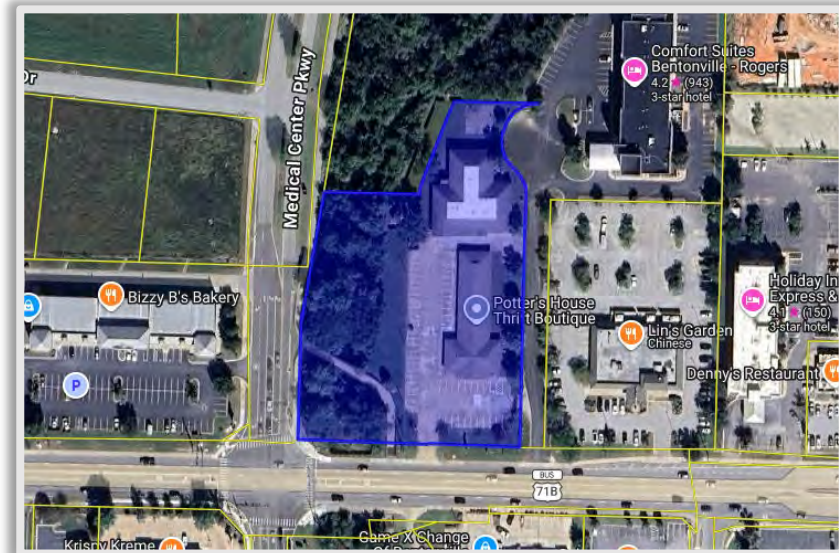
OVERVIEW

Offering	For Sale
Price	\$4,950,000
Address	2003 & 2005 SE Walton Blvd, Bentonville, AR 72712
Property Type	Retail/Office Portfolio
Building Sizes	<ul style="list-style-type: none"> o 2003 SE Walton Blvd – ±8,150 SF o 2005 SE Walton Blvd – ±10,135 SF
Lot Size	±2.87 Acres
Years Built	<ul style="list-style-type: none"> o 2003 SE Walton Blvd – 2004 o 2005 SE Walton Blvd – 2009
Zoning	C-2
Traffic Count	SE Walton Blvd – 39,000 VPD



PROPERTY HIGHLIGHTS

- o 2003 SE Walton Blvd maintains full occupancy, while 2005 SE Walton Blvd is vacant and capable of supporting a wide range of uses
- o Situated on the signalized corner of Medical Center Pkwy and SE Walton Blvd, the portfolio sees a combined 47,200 vehicles per day
- o Excellent frontage with approximately 288 linear feet on SE Walton Blvd
- o Located 0.3 miles from I-49, ensuring convenient connectivity throughout Northwest Arkansas
- o The site is minutes from Walmart’s global headquarters and surrounded by a dense mix of retail, dining, lodging, and medical services, including Northwest Medical Center Hospital, Cracker Barrel, Chipotle, Waffle House, Village Inn, Denny’s, and Holiday Inn, among others







2003 SE Walton Blvd



2005 SE Walton Blvd





Bentonville, AR



Bentonville sits at the center of one of the nation's fastest-growing regions, transforming over the past two decades from a quiet small town into a thriving hub of innovation, commerce, and culture. The city anchors the Fayetteville–Springdale–Rogers metropolitan area, which the Milken Institute ranked as the No. 1 Best-Performing Large Metro in the United States for 2026, citing its strong labor market, robust high-tech sector, and exceptional housing affordability. As home to the global headquarters of Walmart, Bentonville attracts an international network of suppliers, vendors, and Fortune 500 partners, fueling continual economic expansion throughout Northwest Arkansas.

Bentonville also stands at the forefront of medical education with the newly opened Alice L. Walton School of Medicine, an innovative institution centered on whole-health learning that welcomed its inaugural class in 2025 and sits on a state-of-the-art campus connected to Crystal Bridges Museum of American Art. Complementing its economic and educational strengths, the city is celebrated as the Mountain Biking Capital of the World, offering direct access to an extensive trail network from its vibrant downtown, along with cultural destinations including Crystal Bridges, The Momentary, and The Amazeum. This powerful blend of economic vitality, innovative education, cultural richness, and outdoor lifestyle continues to make Bentonville one of America's most dynamic and forward-moving communities.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

58,652

144,873

268,374

Households

23,425

53,624

96,486

Average Age

36.4

35.9

36.7

Average Household Income

\$133,334

\$142,664

\$141,011

Businesses

2,922

4,929

6,736

**Demographic details based on property location*

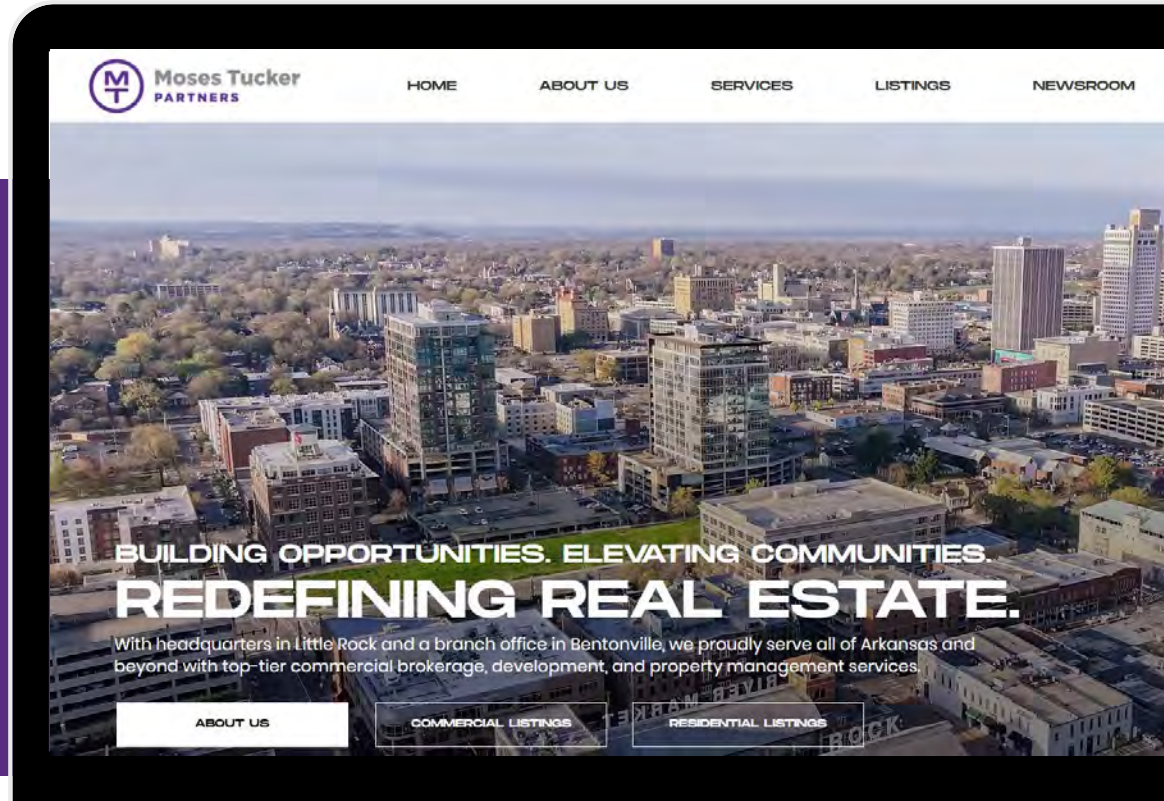
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