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DOWNTOWN BENTONVILLE DEVELOPMENT OPPORTUNITY

701 SE 5th Street, Bentonville, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



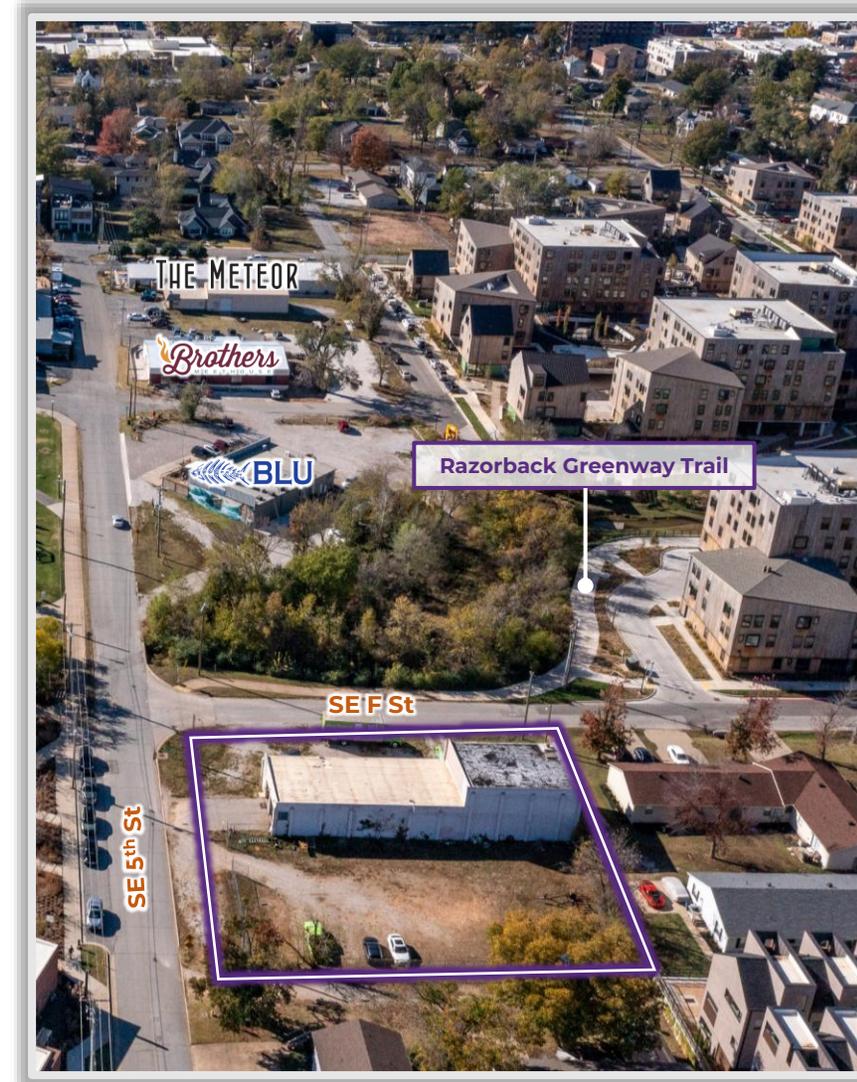
Property Understanding

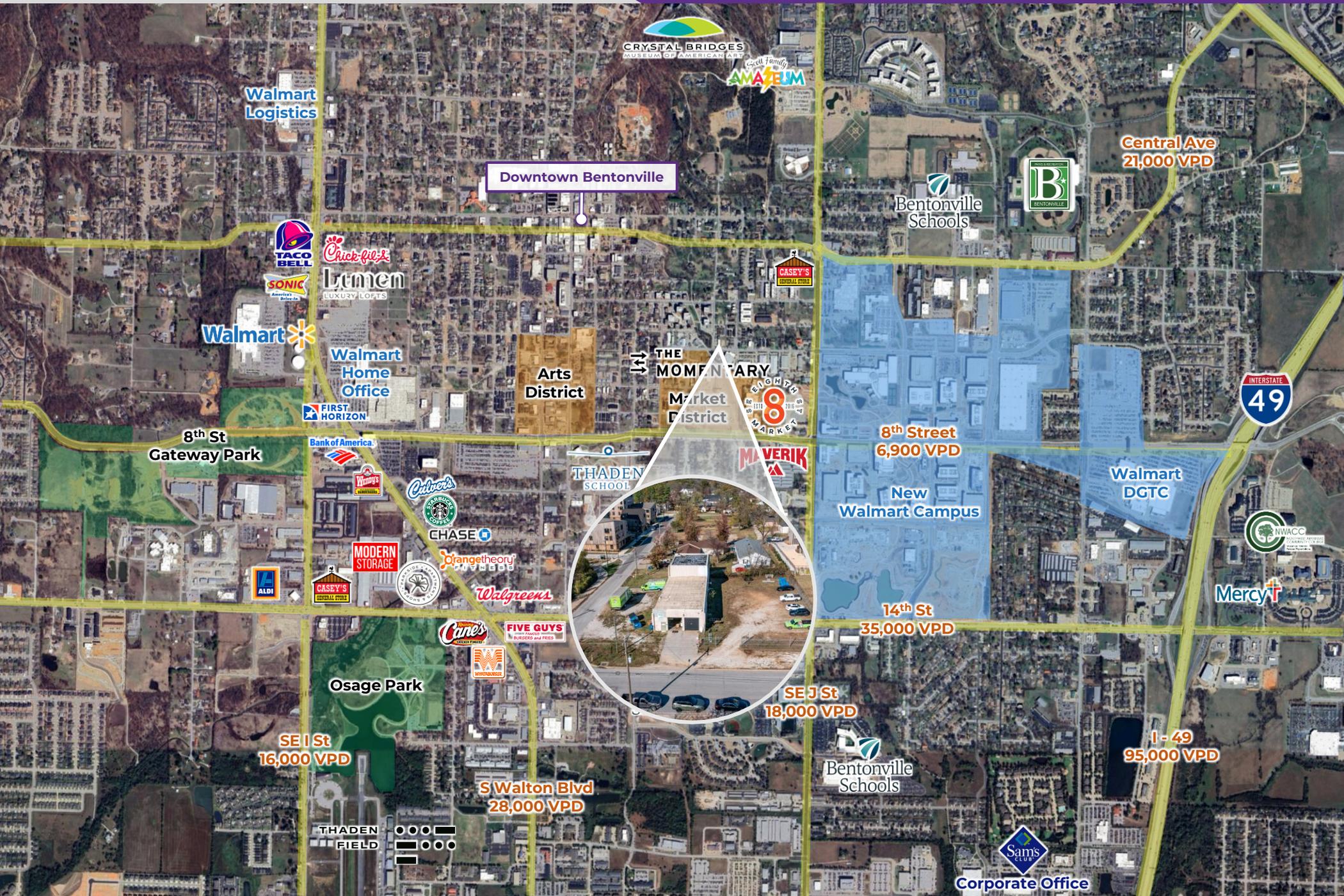
OVERVIEW

Offering	For Sale
Price	\$4,000,000
Address	701 SE 5 th Street
City/State	Bentonville, AR 72712
Property Type	Land/Commercial Building
Building Size	±4,392 SF
Lot Size	±0.52 Acres
Zoning	D-E (Downtown Edge)
Traffic Counts	<ul style="list-style-type: none"> ○ SE J St – 18,000 VPD ○ E Central Ave – 21,000 VPD ○ SE 8th St – 6,900 VPD

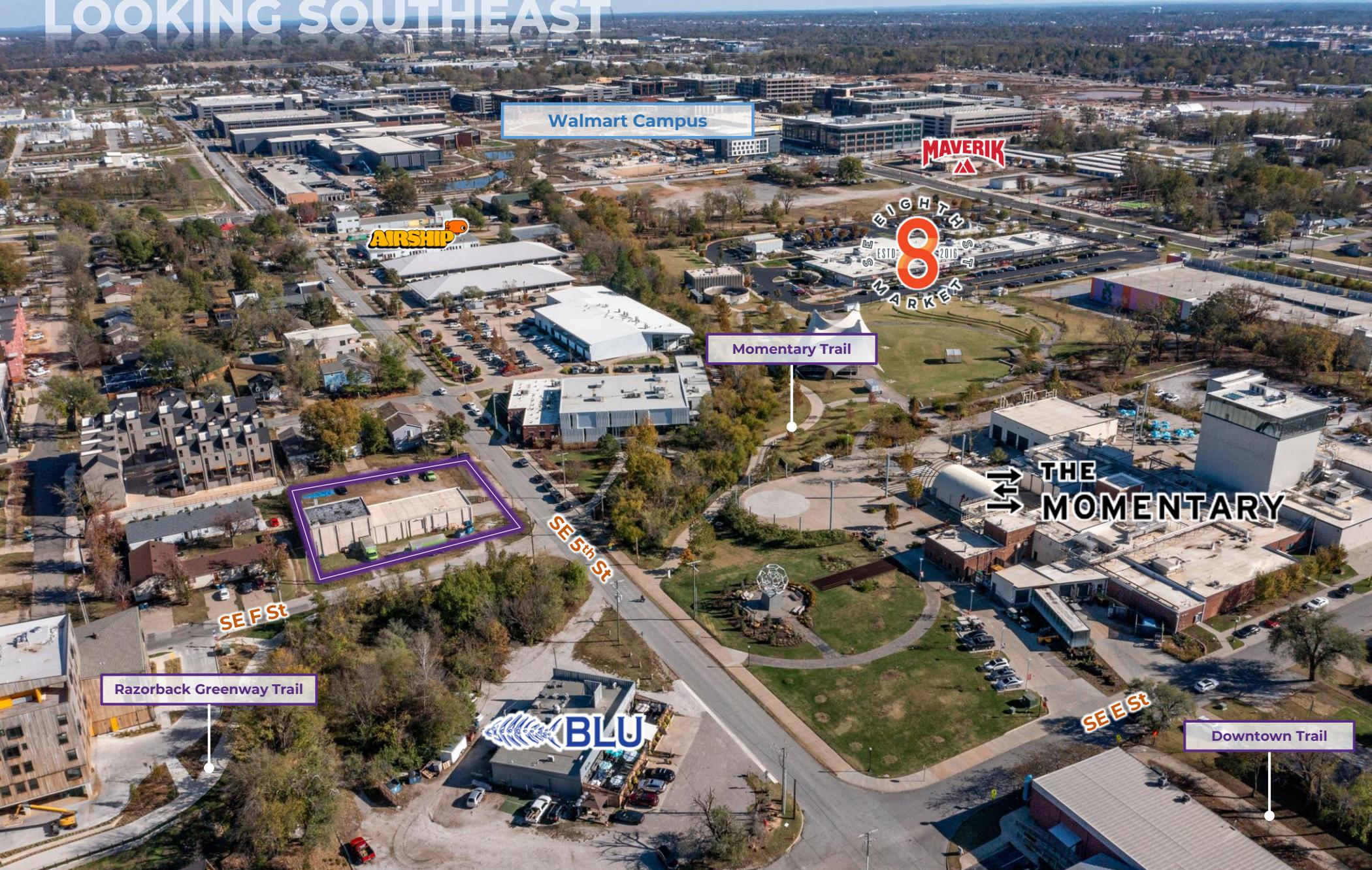
PROPERTY HIGHLIGHTS

- Rare downtown Bentonville development opportunity, perfect for restaurant/entertainment use, office, or retail
- 1-2-minute walk to The Momentary and 8th Street Market, and a 15-minute walk to the Bentonville Square via the adjacent Razorback Greenway Trail system
- 0.3 miles from the Walmart Campus
- Minutes from numerous mountain bike and walking trails
- Tremendous amount of development within a 4-block radius in the past 4 years





LOOKING SOUTHEAST



Walmart Campus

AIRSHIP

MAVERIK

EIGHTH
MARKET
ESTD 2016

Momentary Trail

THE
MOMENTARY

SE F St

SE 5th St

Razorback Greenway Trail

BLU

SE E St

Downtown Trail

LOOKING NORTHWEST



Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazium.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	48,375	112,427	242,590
Households	19,262	42,120	89,297
Average Age	36.0	35.5	36.9
Average Household Income	\$121,102	\$123,225	\$122,132
Businesses	2,313	4,085	6,302

**Demographic details based on property location*

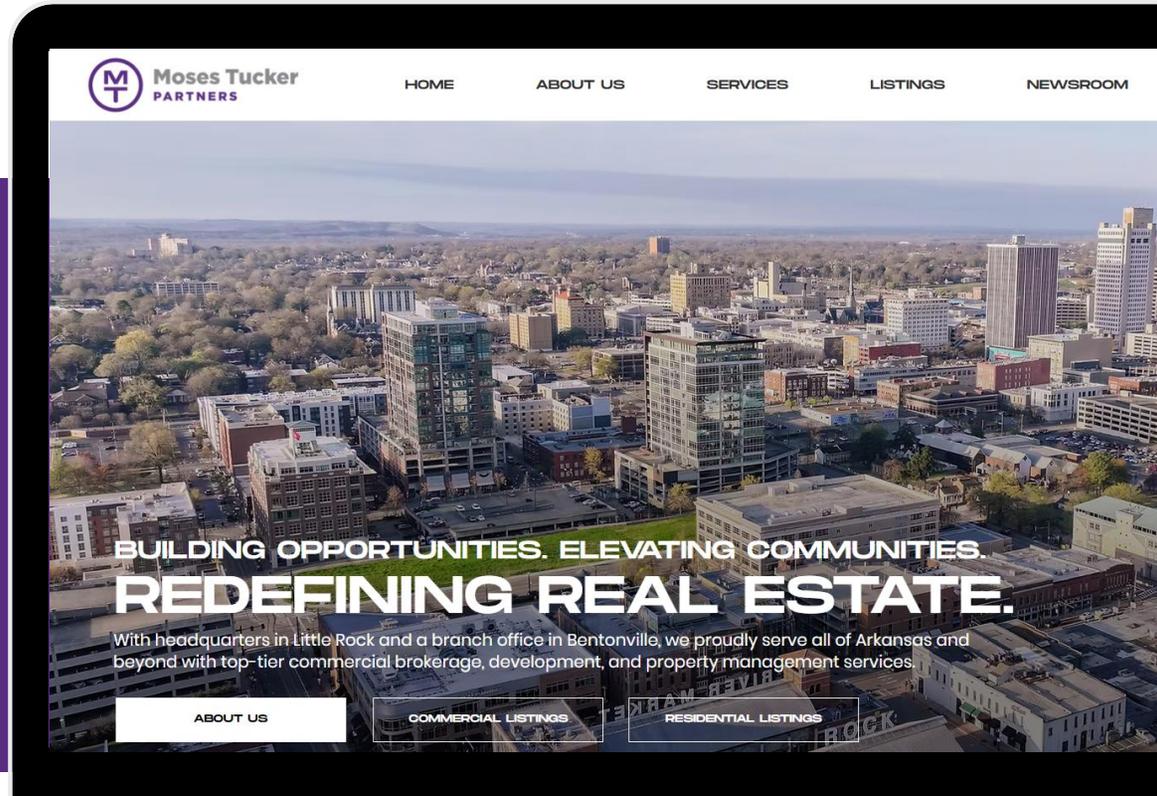
CONNECT

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