

For Lease

RETAIL/OFFICE SPACE

805 S Walton Boulevard
Bentonville, AR



Moses Tucker
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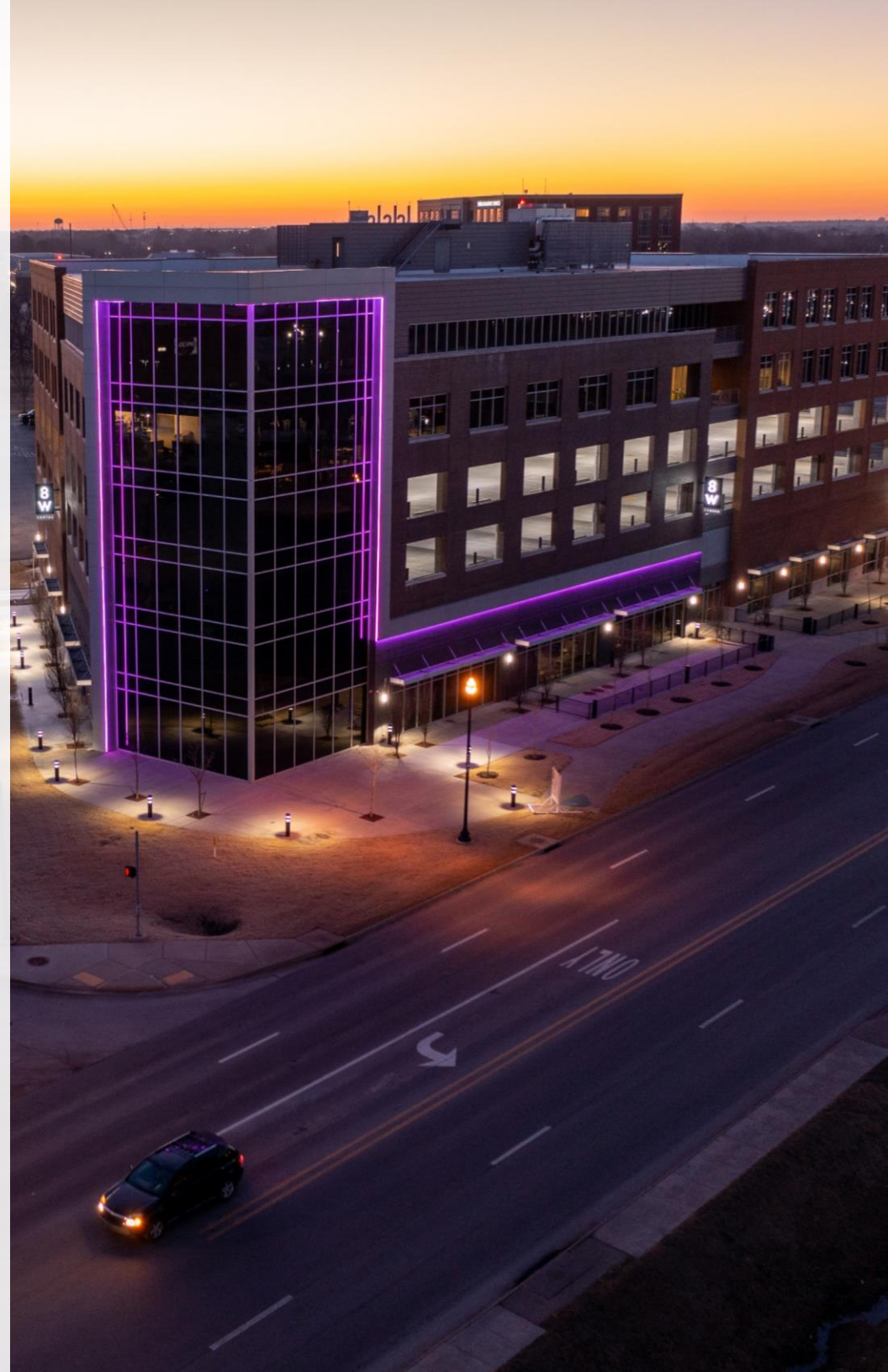
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Offering Summary

LEASE RATE:	\$29.75/SR/YR
LEASE TYPE:	Full Service
AVAILABLE RETAIL/OFFICE SPACE:	± 2,306 SF
AVAILABLE OFFICE SPACE:	± 3,780 SF
TI ALLOWANCE:	\$50.00/SF
YEAR BUILT:	2016
S WALTON TRAFFIC COUNT:	Over 26,000 VPD

Property Highlights

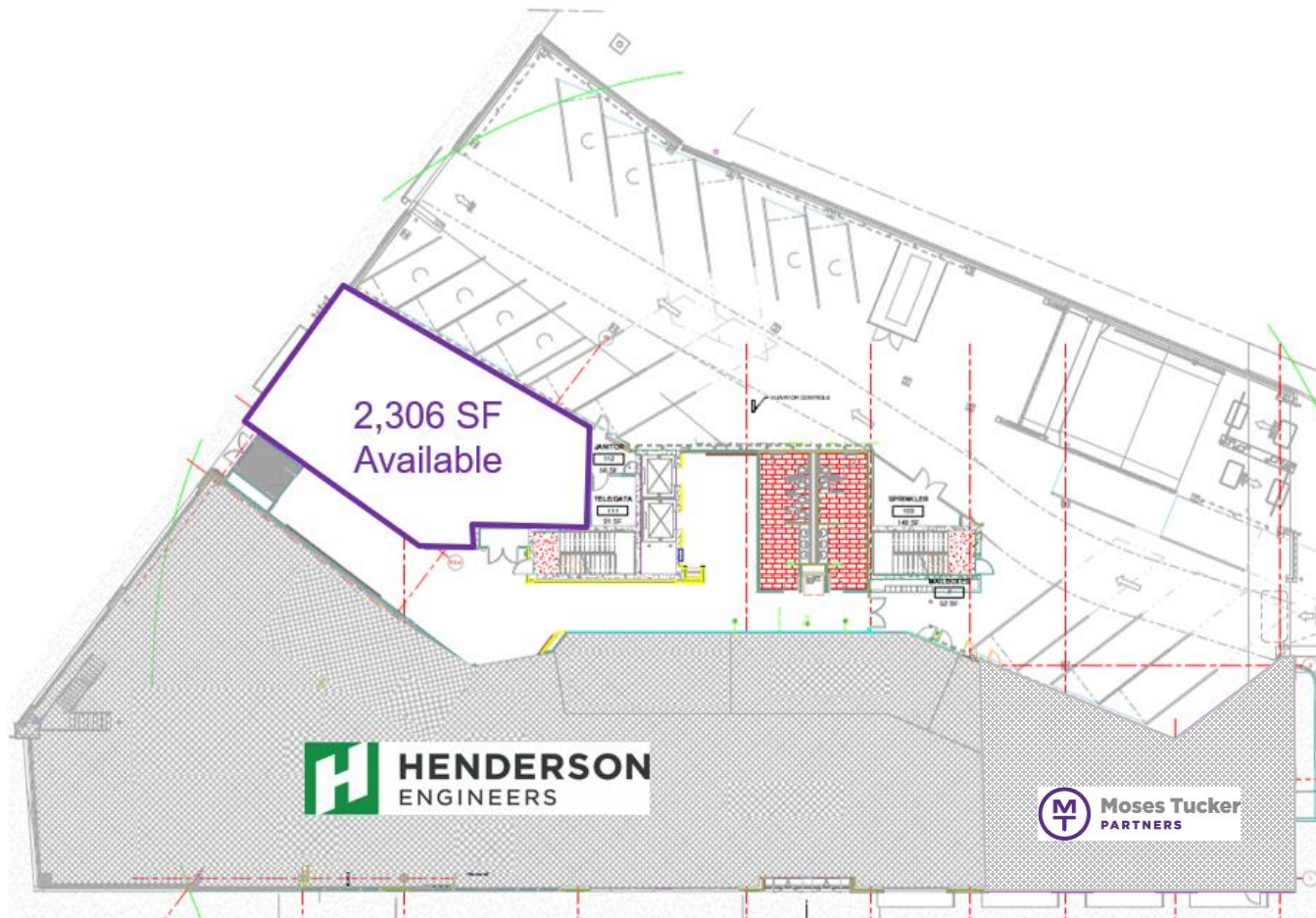
- Located on the signalized corner of S Walton Blvd & 8th St
- Across from Walmart Home Office – less than 1 mile from the future Walmart campus
- Minutes to Downtown Bentonville
- Convenient to Razorback Greenway biking trail and the new city parks – Osage Park and 8th Street Gateway Park
- Covered parking garage



Available Spaces

1st Floor Retail/Office Space

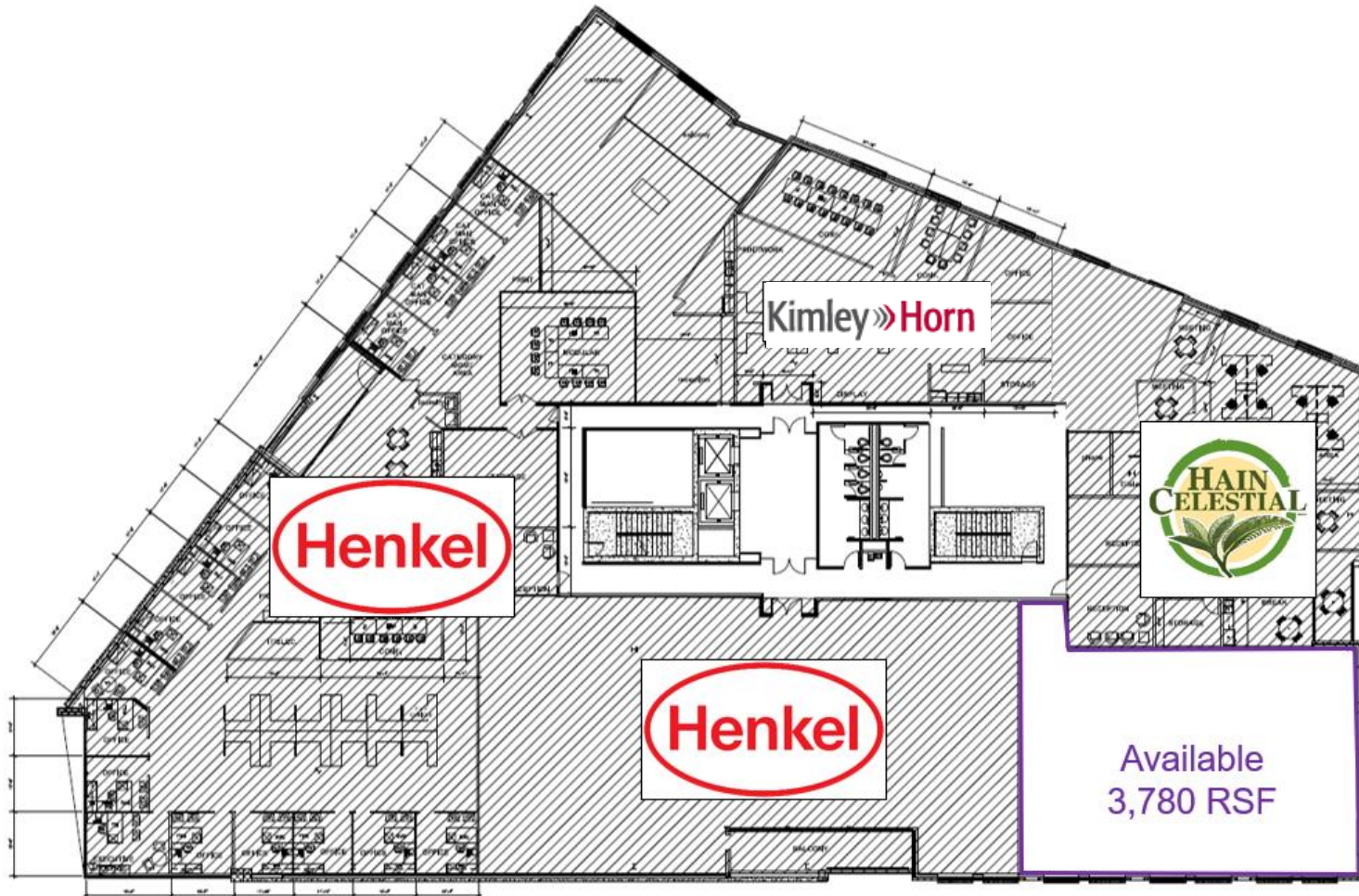
AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE
1 st Floor Retail or Office Space	2,306 SF	Full Service	\$29.75/SF/YR (\$50.00/SF TI)



Available Spaces

5th Floor Office Space

AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE
5 th Floor Office Space (Shell Space)	3,780 SF	Full Service	\$29.75/SF/YR (\$50.00/SF TI)



Property Pictures

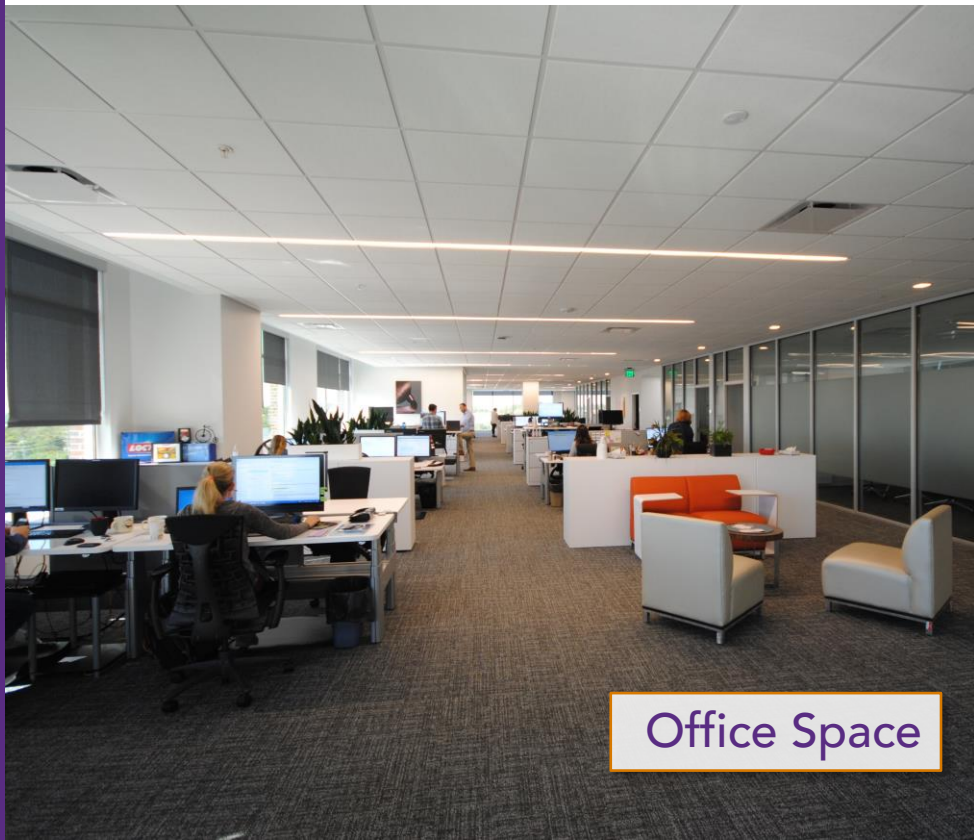
8W Center



8th Street Entrance



1st Floor Elevators



Office Space

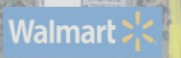


Office Space



Downtown Bentonville

Central Ave



Walmart Home Office

Arts District

THE MOMENTARY

Market District

8 EIGHTH STREET MARKET

Future Walmart Campus

8th St Gateway Park



8th Street



SE J Street

Future Walmart Campus

Walmart DGTC

S Walton Blvd

MODERN STORAGE

14th Street



SE I Street

Osage Park



LOUISE



Street Front Retail & Office Space
Located on the corner of 8th & Walton

Market Overview

With the world's largest retailer, Walmart, headquartered in Bentonville along with a highly educated workforce, Bentonville is the perfect address for your company's future. Centrally located within the United States, Bentonville's residents and businesses can access major markets such as Chicago, Dallas, Houston, Kansas City and New Orleans within a day's drive. If your clients or customers are located in San Francisco, New York or other major hubs, book a direct flight from Northwest Arkansas Regional Airport (XNA), located in Bentonville.

With the announcement of the new Walmart Home Office campus on roughly 350 acres, there has never been a better time to make Bentonville your home for business.



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	5,991	56,100	104,730
HOUSEHOLDS	2,391	21,124	38,911
AVERAGE AGE	36.3	34.6	35.1
AVERAGE HH INCOME	\$93,515	\$112,315	\$110,542
BUSINESSES	558	1,862	3,097
EMPLOYEES	9,9331	34,157	54,031

Demographics

Based On 10 Mile Radius Around The Property

225,873

Population

83,880

2021 Households



37.0

Average Age (2021)

\$103,631

Average Household Income

5,267

Businesses (2021)



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Commercial Real Estate

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