



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

OFFICE/RETAIL SPACE FOR LEASE

Parkside Apartments & Shops | 1120 S Walton Blvd, Bentonville, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate	<ul style="list-style-type: none"> ○ Suite 102 – \$600/Month ○ Suite 148 - \$1,500/Month
Lease Type	Modified Gross
Address	1120 S Walton Blvd
City/State	Bentonville, AR 72712
Property Type	Office/Retail
Available SF	<ul style="list-style-type: none"> ○ Suite 102 – ±185 SF ○ Suite 148 – ±950 SF
Traffic Counts	<ul style="list-style-type: none"> ○ S Walton Blvd – 33,000 VPD ○ SW 14th St – 35,000 VPD

PROPERTY HIGHLIGHTS

- First floor retail/office space at the recently renovated Parkside Apartments and Shops
- Most suites have an exterior entrance
- Located on a high-traffic corridor near the S Walton Blvd (33,000 VPD) & SW 14th St (35,000 VPD) intersection
- Ample on-site parking
- Co-tenants include MELD Kitchen + Sandwich Bar and Accents Salon, among other businesses
- 0.6 miles to the current Walmart Home Office and 1.3 miles to the new Walmart Campus
- 1.7 miles to the Bentonville Square





AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	CAM	INTERNET
Suite 102	185 SF	MG	\$600/Month	\$3.00/SF	\$100/Month
Suite 148	950 SF	MG	\$1,500/Month	\$3.00/SF	\$100/Month



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*

	3 MILES	5 MILES	10 MILES
Population	63,643	120,178	249,139
Households	24,480	44,928	91,684
Average Age	34.8	35.4	37.0
Average Household Income	\$133,632	\$134,212	\$129,506
Businesses	2,408	3,985	6,371

**Demographic details based on property location*

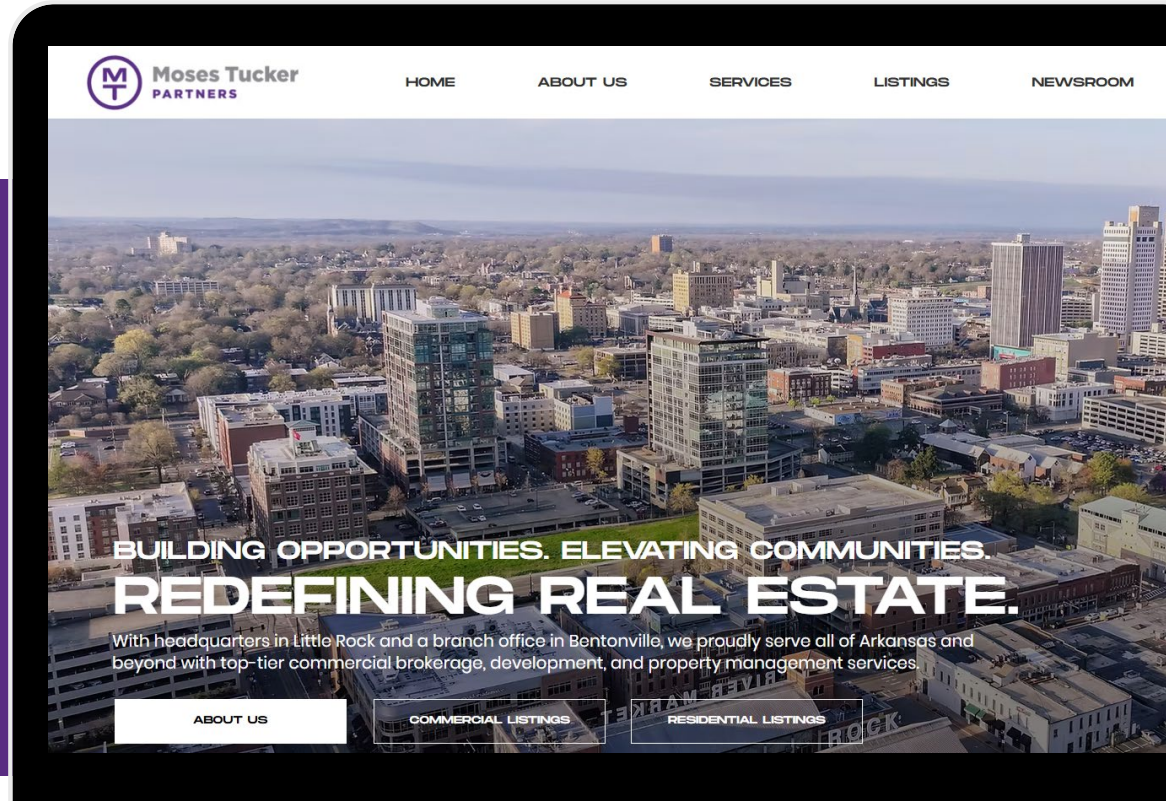
CONNECT

 (479) 271-6118

 www.mosestucker.com

 info@mosestucker.com

 805 S Walton Blvd, Suite 123,
Bentonville, AR 72712



Paul Esterer
Principal & NWA Market President
479.685.6612
pesterer@mosestucker.com

Jeff Snyder, CCIM
Brokerage Director
479.372.0001
jsnyder@mosestucker.com

Ken Weatherford
Community Development Associate
501.850.2030
kweatherford@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.