

+/- 6,992 SF OFFICE/MEDICAL FOR LEASE



2601 N WALTON BLVD

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 7,000 SF of versatile office/medical space for lease in Bentonville. This well appointed space includes a welcoming reception and waiting area, 17 private offices or patient rooms, three restrooms, a kitchen and break room, a storage closet, and two large work rooms that can serve as conference rooms, break areas, or additional waiting spaces. Conveniently located just off N Walton Blvd, which sees around 25,000 VPD, the property is less than 1 mile from the I-49 interchange and directly across from the Bark Park and North Bentonville Trail. Offered on a NNN lease with a minimum 3 year term, tenants are responsible for their pro-rata share of utilities, taxes, insurance, lawn care, trash, etc. Ideal for medical, dental, or professional office use.

PROPERTY HIGHLIGHTS

- +/- 7,000 SF Office/Medical For Lease
- 17 Private Offices or Patient Rooms
- Ideal for Medical, Dental, or Professional Office Use
- Less than 1 Mile from I-49
- Tenant Responsible for Pro-Rata Share of Utilities, Taxes,

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	6,992 SF
Lot Size:	1.62 Acres
Building Size:	15,842 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,242	8,468	32,892
Total Population	3,401	22,354	87,627
Average HH Income	\$180,338	\$156,110	\$130,834

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.

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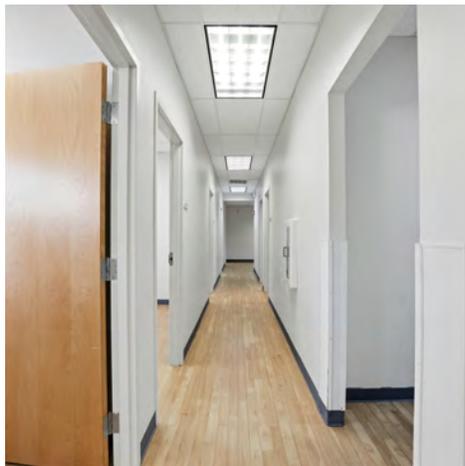
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2601 N WALTON BLVD SUITE 1

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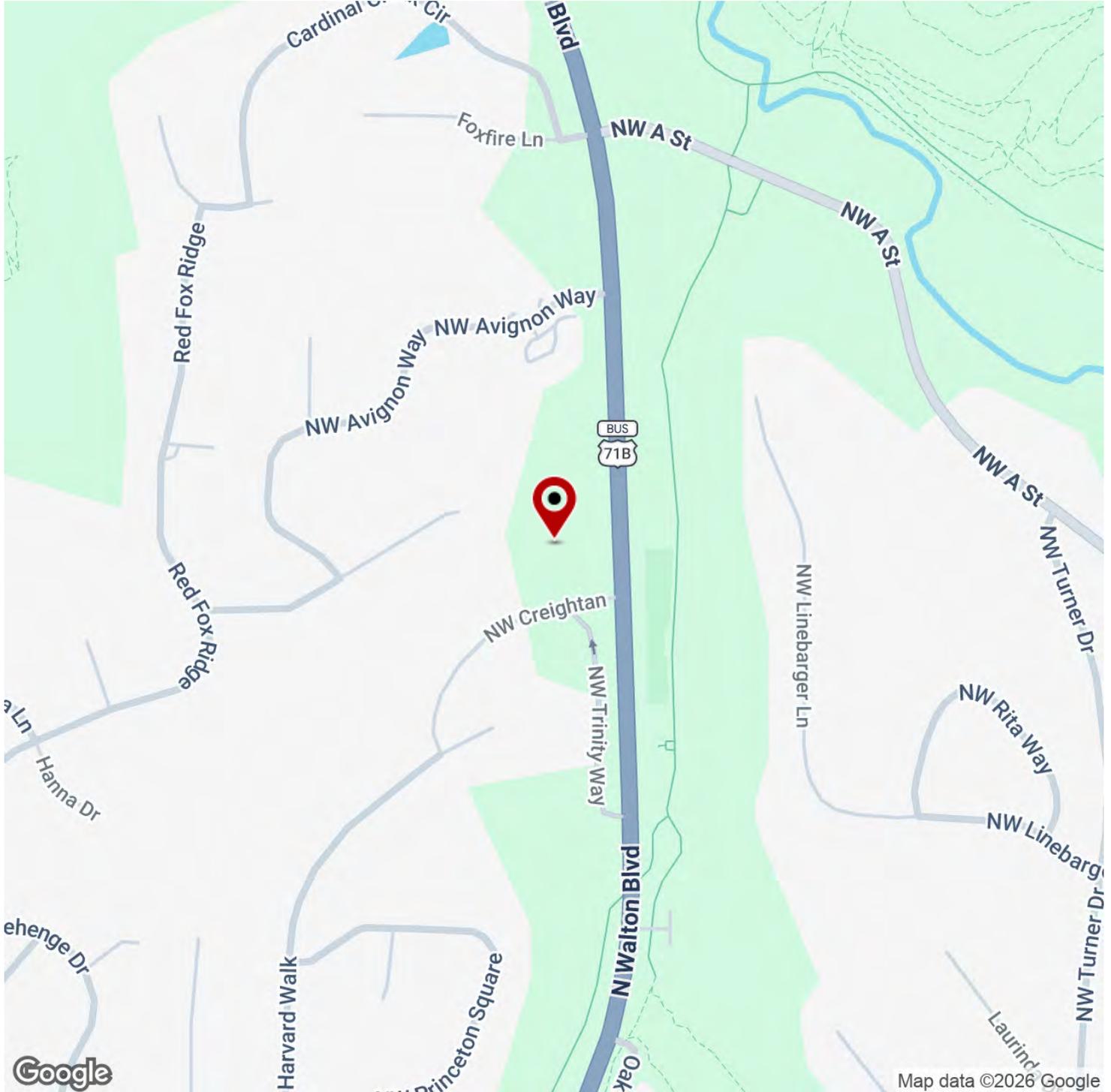
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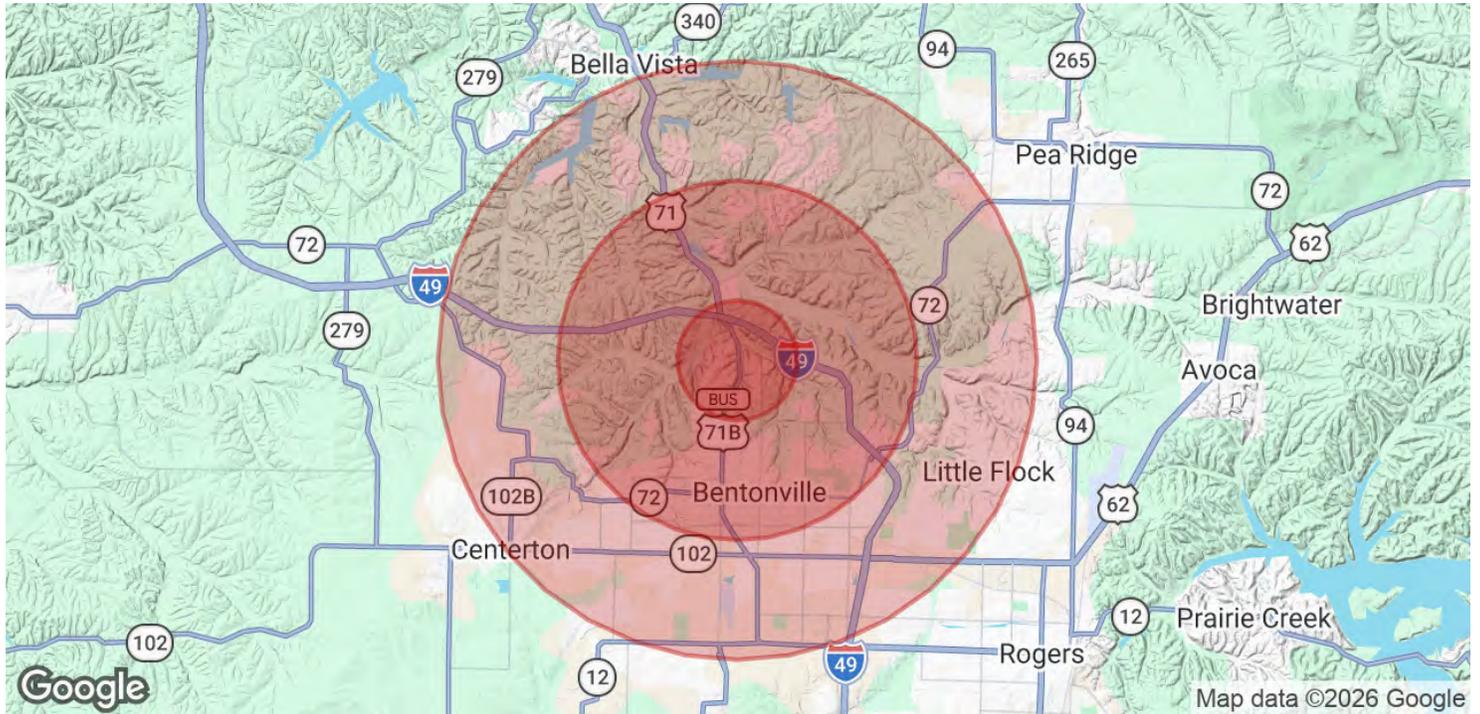
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,401	22,354	87,627
Average Age	37	38	37
Average Age (Male)	37	37	36
Average Age (Female)	38	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,242	8,468	32,892
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$180,338	\$156,110	\$130,834
Average House Value	\$568,128	\$499,428	\$397,197

Demographics data derived from AlphaMap

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