



1705 S WALTON BLVD,
BENTONVILLE, AR

\$18,000,000

Listed by The Johnson Shapley Group
| Fred 479-531-8233

HFA
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PROPERTY DETAILS

- 69,581 +/- SF Single Level Building
- 15,480 +/- SF 2nd Building
- Situated on 7.36 +/- Acres
- 1 Parcel (01-10857-000)
- Zoned Commercial
- Prime location w/ a high daily traffic count of 29,000
- 339' +/- Frontage on N Walton Blvd
- 581' +/- Frontage on SE 18th St
- Located on a Hard Signaled Corner
- 100% Leased | 2 Tenants

7.36+/- ACRES



LOCATION



Great location in the heart of Bentonville, with over 29,000 vehicles passing this location everyday! Just South of the Downtown Bentonville Square and Walmart's Home Office and the planned 350-acre Walmart Home Office campus. Surrounded by a dynamic mix of dining, entertainment, & professional services, offering tenants & visitors easy access to all Bentonville has to offer.

SITE PLAN



Welcome to Bentonville

Bentonville is the county seat of Benton County, and the ninth largest city in Arkansas. The city is centrally located in the North West Arkansas area with Rogers adjacent to the East and Springdale and Fayetteville just south.

Population (2020 Census)

City : 54,120 County : 284,333 State : 3,011,524

Bentonville is known as the birthplace of Walmart, the worlds largest retailer, being the Mountain Biking Capital of the World, and is also notably known for the Crystal Bridges Museum of American Art founded by Alice Walton.

Whether it is outdoor adventure, arts, entertainment, or dining you desire Bentonville is able to cater to all of these needs.



Located near Downtown Bentonville, Coler Mountain Biking Preserve is over 17 miles progressive built trail for every skill level and connects to over 250 miles of natural-surface trails in Northwest Arkansas.



Just North of Downtown Bentonville, Crystal Bridges is nestled in the midst of 120 acres of lush Ozark forest surrounded by trails, sculptures, and gardens. Outdoor artwork and 5 miles of trails, which link to the downtown area. Located in Downtown Bentonville, satellite to Crystal Bridges Museum of American Art, the Momentary is the perfect hang-out.



Downtown Bentonville home to the original location of Walton's 5 & 10, the retail venture launched by Sam Walton in 1950, and The Walmart Museum. Lots of dining and entertainment options with events like Farmer's Market, Bike Fest, Bentonville Film Festival, First Friday and many more.