



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM

MCLARTY DANIEL
FORD LINCOLN

LOVES
DO-NUTS

FirstSecurity
Bank

SUITES 2 & 4

SUITE 16

2212 S WALTON BLVD - BENTONVILLE, AR 72712

OFFERING SUMMARY

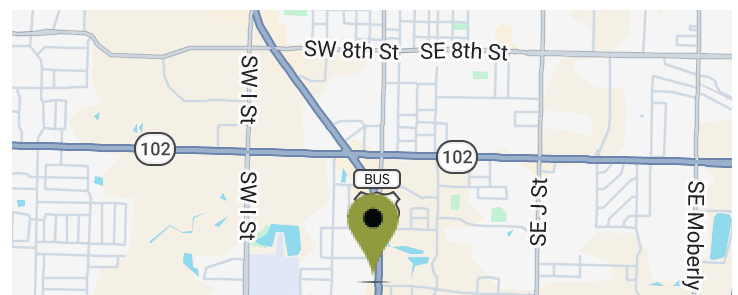
Lease Rate:	\$20 PSF
Suites 2 & 4:	2,760 SF
Suite 16:	1,340 SF
Lease Type:	NNN

PROPERTY HIGHLIGHTS

- Multiple suites available
- Many potential uses
- 30,000 CPD on S Walton Blvd
- Minimum Term: 3 years
- Located in the heart of Bentonville's business district, minutes from Downtown Bentonville.

PROPERTY OVERVIEW

Establish your business in well-positioned commercial space along one of the area's most active corridors. These move-in ready spaces feature functional layouts, making them suitable for a variety of retail, service, or office users seeking a strong presence in a high traffic location. Whether you're looking to expand your footprint or secure a more prominent position, this property offers the exposure and stability to support your goals.



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WES MCNEIL
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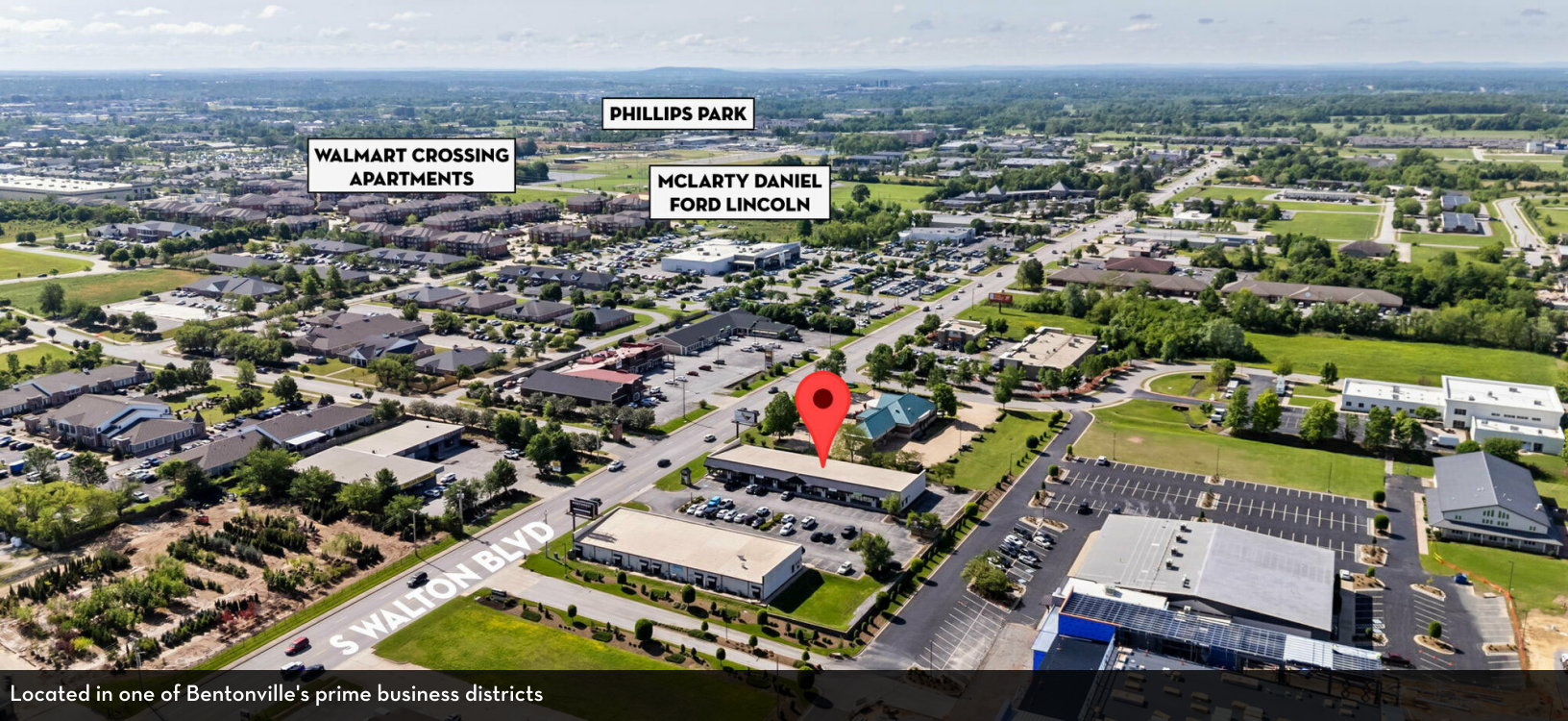


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WALMART CROSSING APARTMENTS

PHILLIPS PARK

MCLARTY DANIEL FORD LINCOLN

Located in one of Bentonville's prime business districts



Suites 2 & 4



Suite 16

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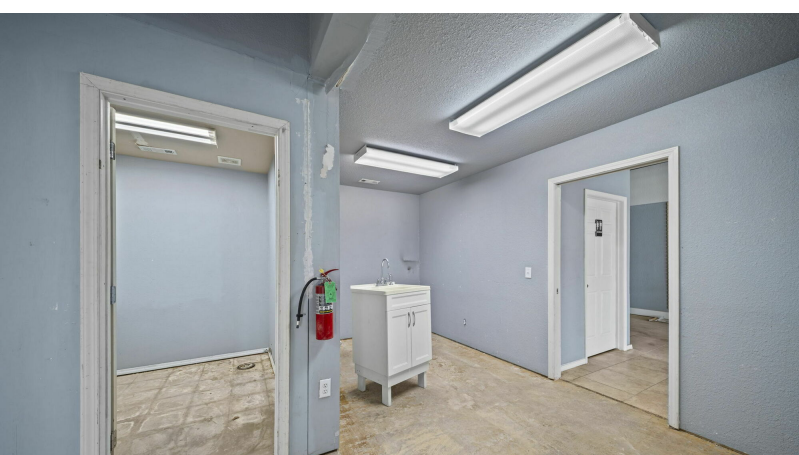




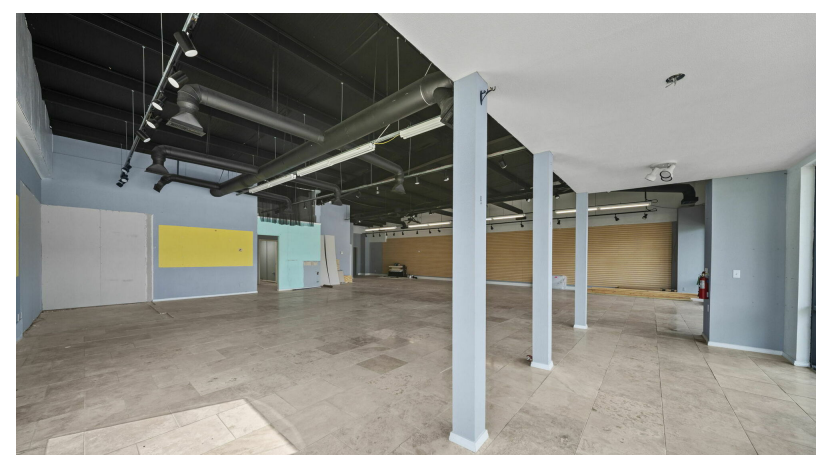
Suites 2 & 4



Suites 2 & 4



Suites 2 & 4



Suites 2 & 4



Suite 16



Suite 16