



**FOR LEASE OR SALE**

# TURN KEY RESTAURANT

**1500 SE Eagle Way | Bentonville, AR 72712**

## Property Highlights

- Lease Rate: \$50.00/SF NNN
- Sales Price: Negotiable
- 3,298 SF ± QSR with drive through and north-facing patio
- Built in 2024
- Parking Spots: 39 Spaces - 12.1/1,000 SF Ratio
- Monument signage
- Located across the street from Northwest Arkansas Community College (9,000+ students)
- Located within a mile of Walmart's new global HQ
- Close proximity to I-49 VPD: 76,000

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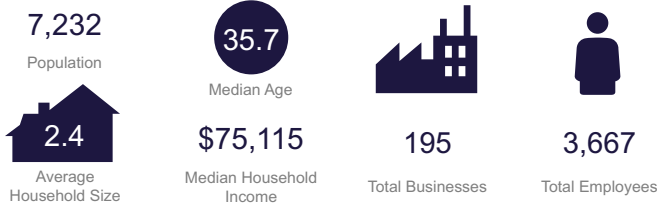
\*information deemed reliable but not guaranteed



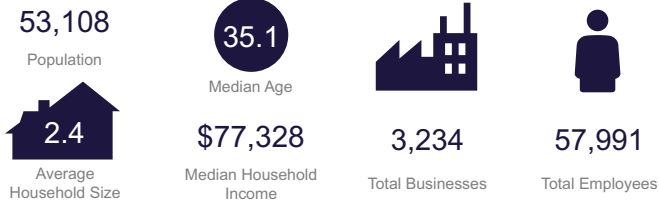
# PROPERTY INFORMATION 1500 SE EAGLE WAY | BENTONVILLE, AR 72712



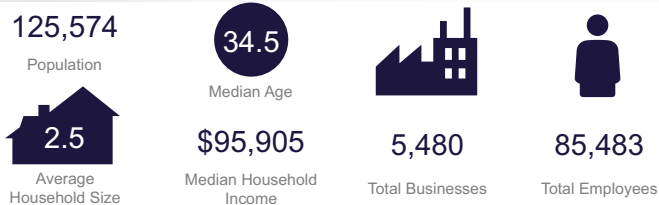
## INFOGRAPHICS WITHIN 1-MILE RADIUS



## INFOGRAPHICS WITHIN 3-MILE RADIUS



## INFOGRAPHICS WITHIN 5-MILE RADIUS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





