

706 S WALTON BLVD, BENTONVILLE, AR

MEDICAL OFFICE SPACE FOR LEASE



COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM


FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
BROKERAGE ASSOCIATE
479.462.4828
KYLE@FOCUSCREGROUP.COM

Walmart * Home Office

NEW STEM-FOCUSED
UNIVERSITY

MIDAS

S Walton Blvd

SW 8th St

NORM
THE TIRE MAN

Budget

EXECUTIVE SUMMARY

Suite 8 at 706 S Walton Blvd offers a premier medical office leasing opportunity consisting of approximately 4,000 square feet of recently renovated, move-in ready space designed to support a wide range of healthcare users. The suite features an efficient medical layout including 10 exam rooms, 1 X-ray rooms, a centralized nurses station, a welcoming lobby and waiting area, one break room, and two restrooms, allowing for seamless patient flow and daily operations. Strategically located directly across from the Walmart Home Office and just 1.5 miles from the new Walmart Campus, the property benefits from exceptional visibility within one of Northwest Arkansas' most active commercial corridors, while also providing convenient regional access just 2.6 miles from Interstate 49. Offered at \$29.00 PSF NNN, Suite 8 presents an outstanding opportunity for medical or healthcare providers seeking a high-quality space in a prime Bentonville location.

706 S WALTON BLVD, BENTONVILLE

PROPERTY HIGHLIGHTS

SUITE 8: 4,000 SF
AVAILABLE

\$29.00 PSF
ASKING RENT

NNN
LEASE TYPE

10
EXAM ROOMS

1
X-RAY ROOM

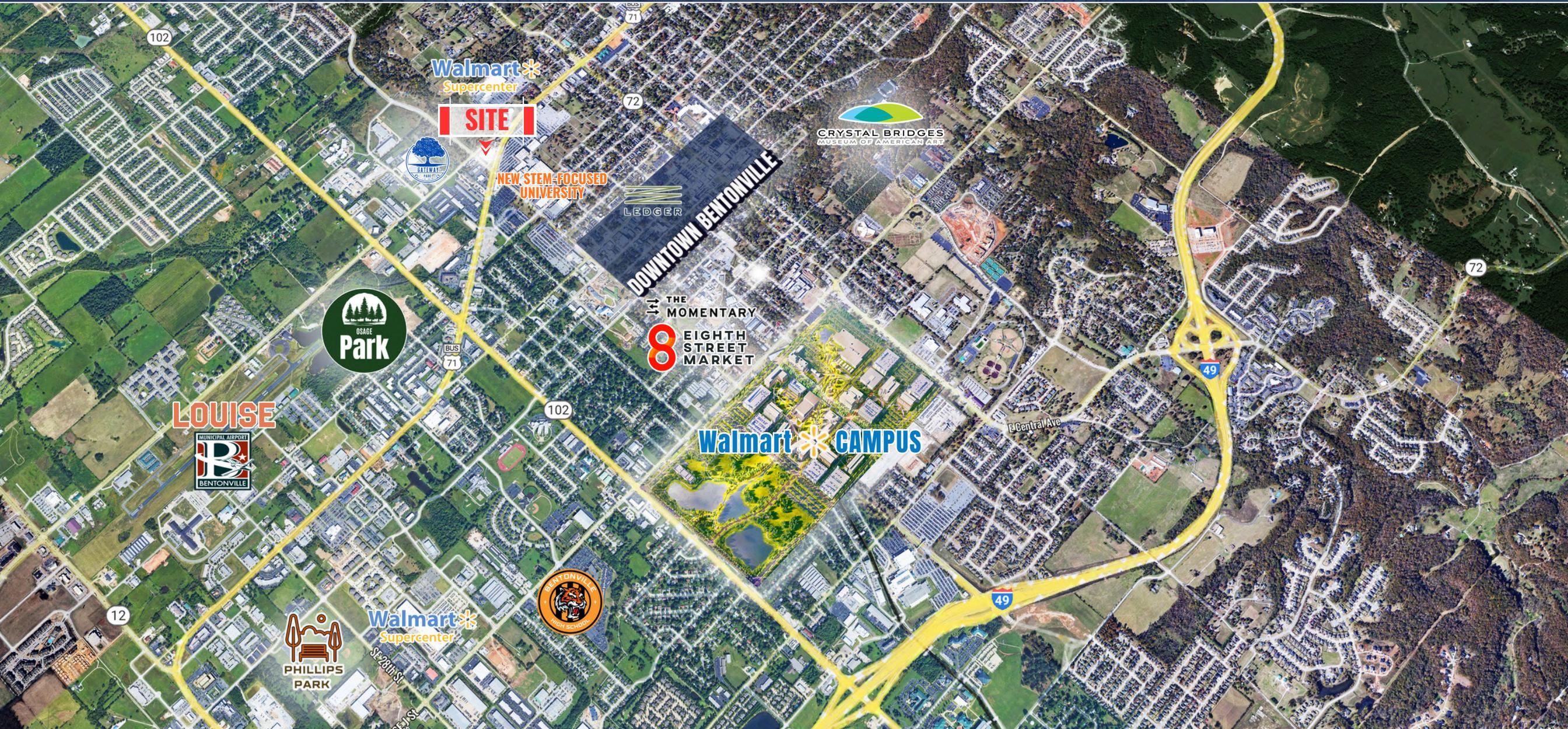
2
RESTROOMS

[🔗 VIRTUAL TOUR 🔗](#)

INTERIOR PHOTOS



AERIAL MAP VIEW



706 S WALTON BLVD, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

LOCATION CONVENIENCE

Bentonville: A Thriving Hub

Bentonville, Arkansas, is a thriving city in Northwest Arkansas, best known as the headquarters of Walmart and a hub for innovation and culture. Home to attractions like Crystal Bridges Museum of American Art, it combines historic charm with modern growth. With strong connectivity via Interstate 49 and a focus on quality of life, Bentonville continues to attract businesses, residents, and visitors alike.



1.2
MILES



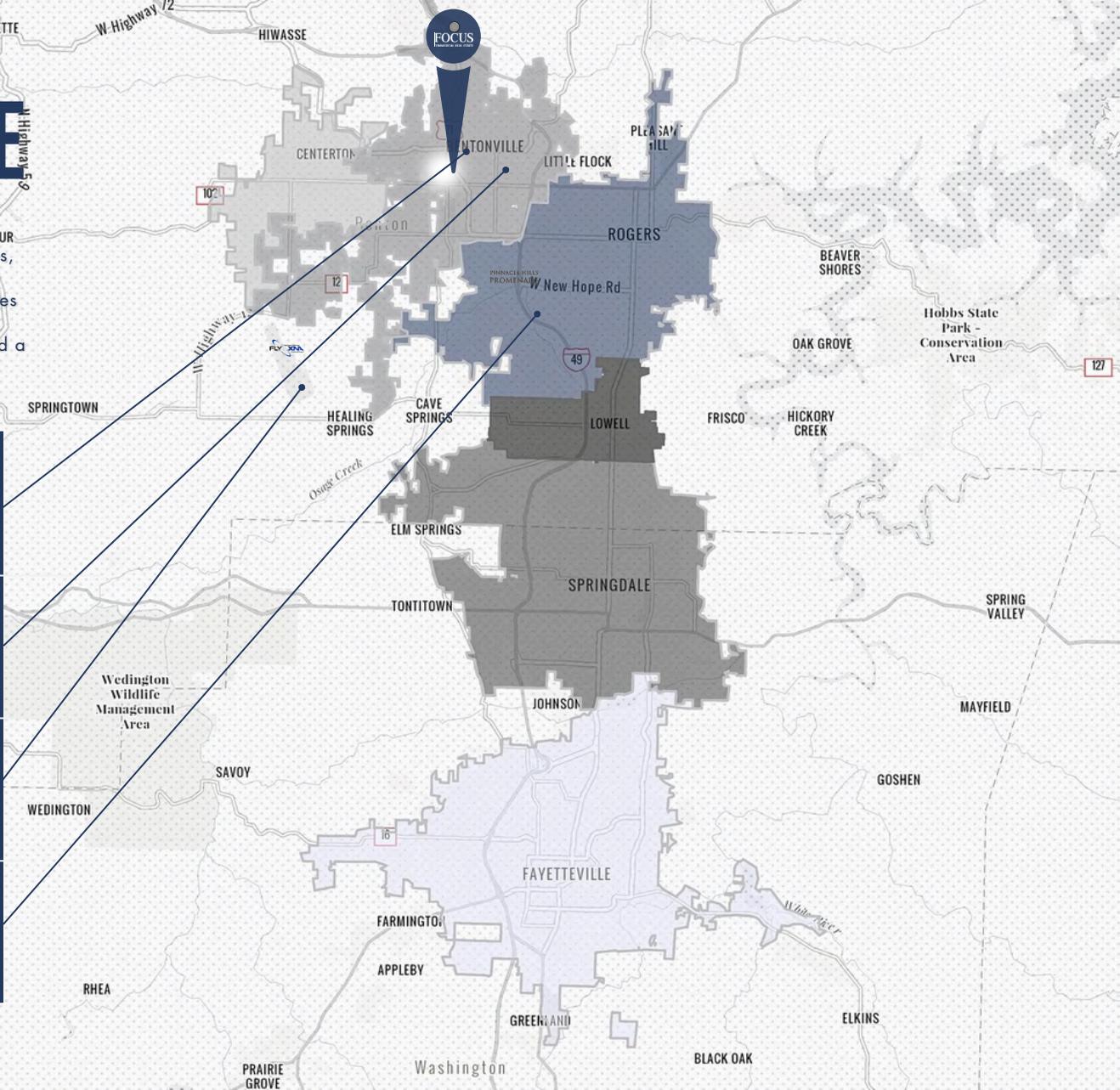
1.8
MILES



12
MILES



6
MILES

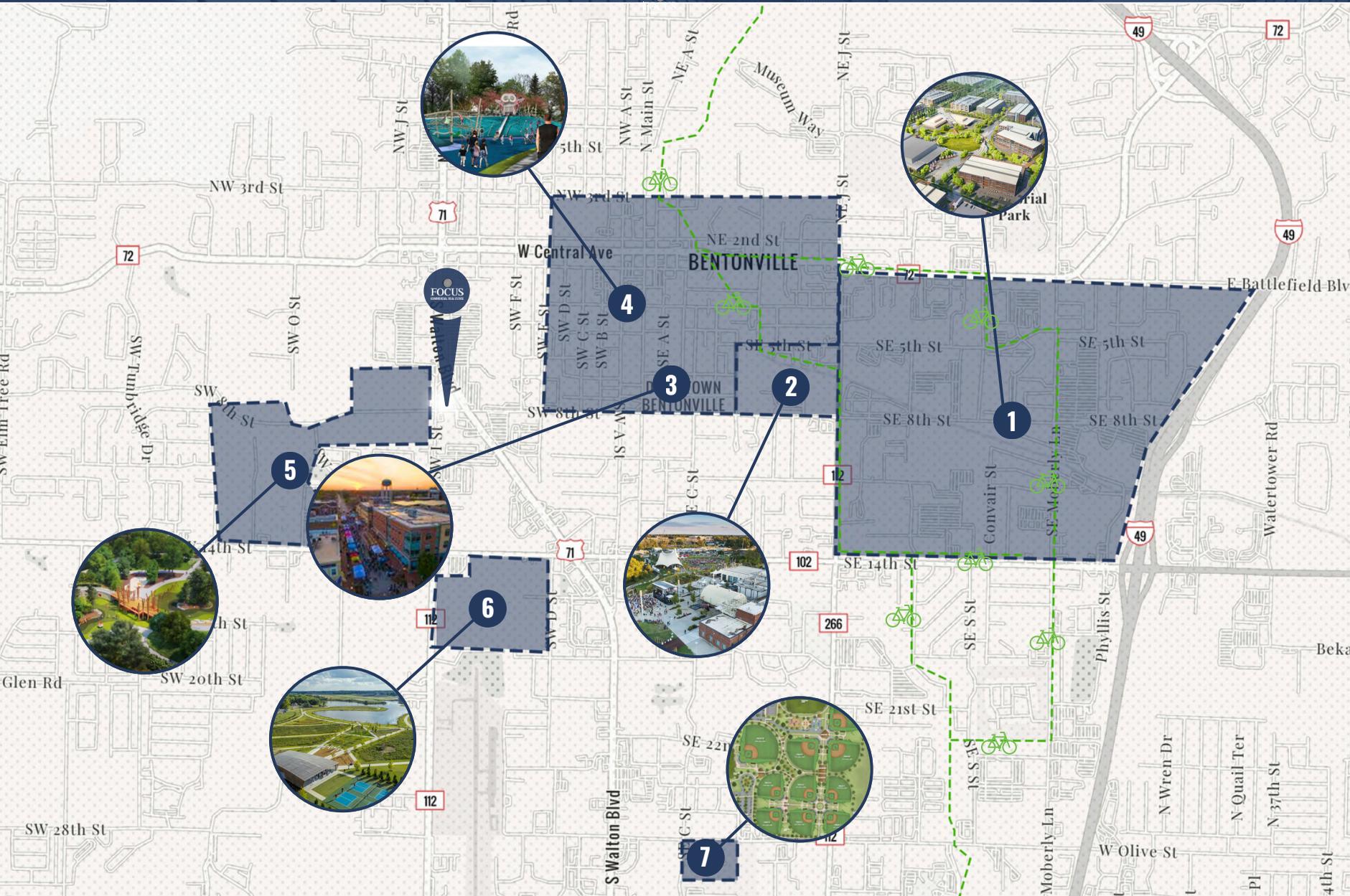


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**MARKET
OVERVIEW**

706 S WALTON BLVD, BENTONVILLE

NEARBY AMENITIES/DEVELOPMENTS



1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

2 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

3 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

6 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

7 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

DEMOGRAPHIC SUMMARY

706 S WALTON BLVD, BENTONVILLE
3-MILES

KEY FACTS

59,355

Population



23,196

Households

33.4

Median Age

\$85,813

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



20.0%
High School Graduate



22.7%
Some College/
Associate's Degree



53.4%
Bachelor's/Grad/
Prof Degree

INCOME



\$106,524

Median Household Income



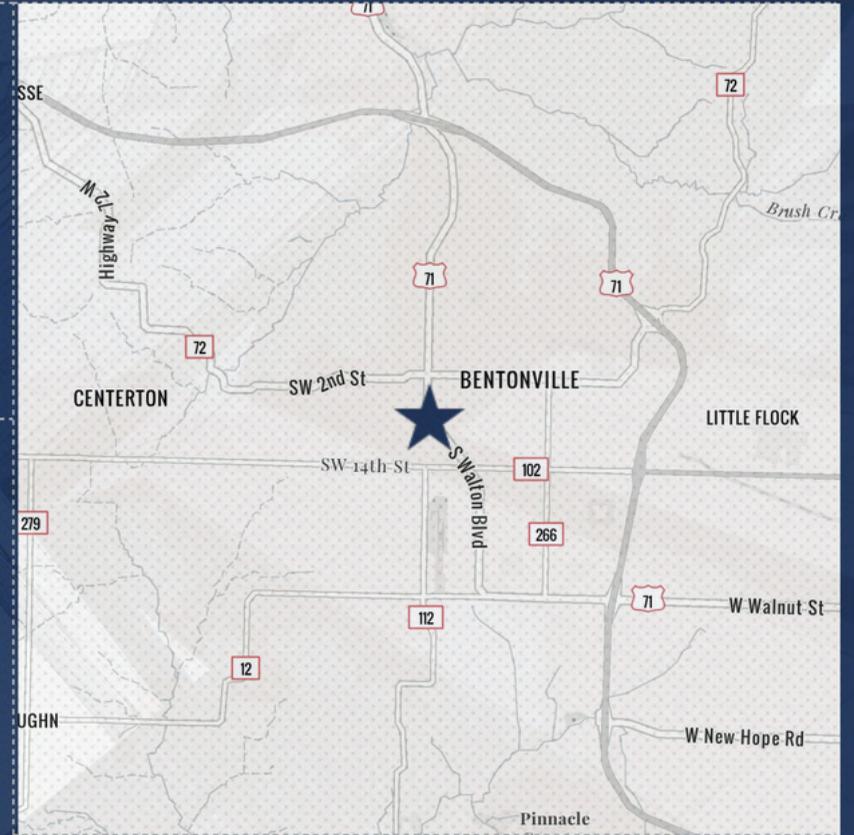
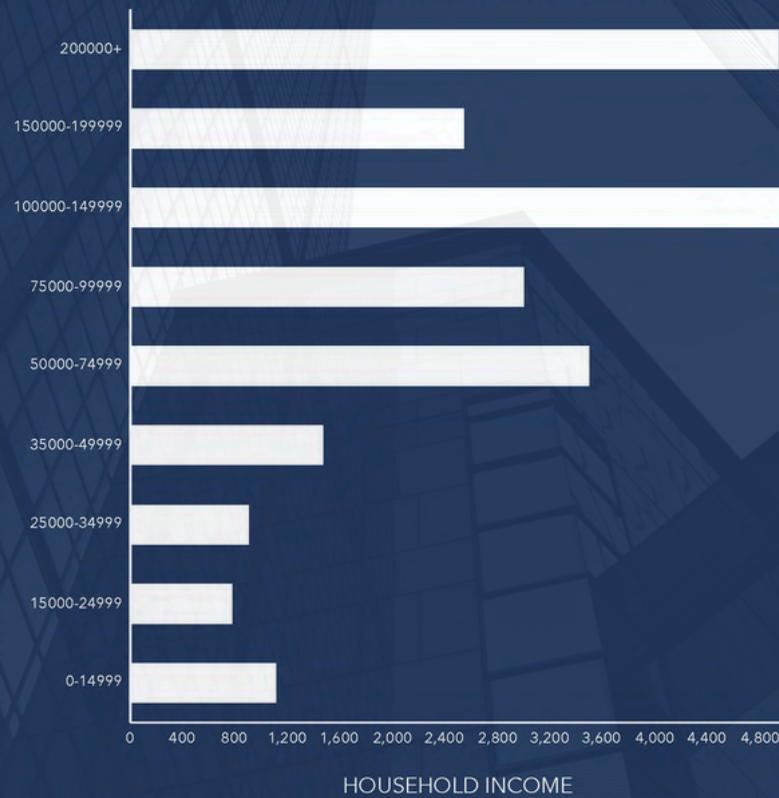
\$55,272

Per Capita Income



\$179,035

Median Net Worth



EMPLOYMENT



White Collar

77.2%



Blue Collar

14.4%



Services

10.2%

3.1%

Unemployment Rate

CONTACT US



COREY FUHRMAN

OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private re development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.

