



For Lease

Asking Rate:

\$24.00 PSF NNN

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Accelerating success.

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The Corner Shoppes

3511 SE J Street

Bentonville, Arkansas

Property Amenities

- 3,067 square feet available
- Storefront on SE J Street
- Located on hard corner with traffic light at busy intersection
- Adjacent to future Walmart Neighborhood Market

Great retail or office space for lease at The Corner Shoppes on the bustling intersection of SE J Street and SE Walton Blvd boasting more than 39,000 cars per day. Property is surrounded by dense residential and numerous developments of multifamily housing projects. Additional turning lanes are part of the Bentonville Bond initiative, alleviating the traffic flow. The property has a well-lit parking lot with two access points and is surrounded by other national retailers.

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Leasing Plan



- Future Walmart Neighborhood Market will be constructed adjacent to The Corner Shoppes
- Located on a busy intersection at SE Walton Blvd & SE J Street with traffic light
- Future dual left turning lanes for north and south bound traffic, part of the Bentonville Bond Extension

Suite #	Tenant	SF
1	King James Wine School	1,371
3	Available	3,067
4	The Nail Shop	1,763
5	Rush Bowls	1,449
7	YW Poke	1,524
9	The UPS Store	1,440
13	Firehouse Subs	2,430



Location



Demographics

	1 Mile	3 Mile
Population (2022)	2,798	53,883
Projected Population (2027)	2,935	58,567
Average HH Income (2022)	\$92,311	\$119,060
Proj. Average HH Income (2027)	\$101,311	\$135,488
Households (2022)	1,385	21,341

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