



For Lease

Asking Rate:

\$24.00 PSF NNN

Contact us:

**Alan W. Cole, CCIM**

Principal & Executive VP  
+1 479 644 5849  
alan.cole@ar.colliers.com

**Mason Wood**

Brokerage  
+1 479 409 0409  
mason.wood@ar.colliers.com

**Colliers**

Accelerating success.

4204 S. Pinnacle Hills Parkway  
Suite 102  
Rogers, AR 72758  
P: +1 479 636 9000  
F: +1 479 254 3799  
colliers.com

# 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.

Copyright © 2021 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# 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

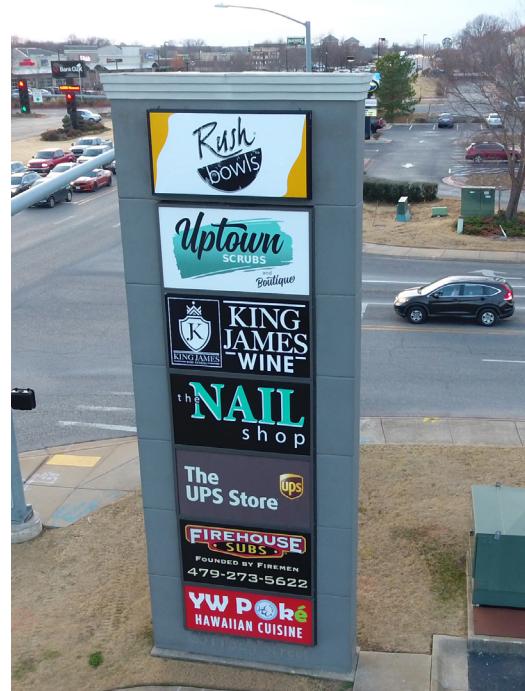


# Location



## 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



Copyright © 2021  
Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

### Contact us:

**Alan W. Cole, CCIM**  
Principal & Executive VP  
+1 479 644 5849  
alan.cole@ar.colliers.com

**Mason Wood**  
Brokerage  
+1 479 409 0409  
mason.wood@ar.colliers.com

4204 S. Pinnacle Hills Parkway  
Suite 102  
Rogers, AR 72758  
P: +1 479 636 9000  
F: +1 479 254 3799

**Colliers**  
Accelerating success.