

301 SE G STREET, STE 2, BENTONVILLE, AR

DOWNTOWN OFFICE SPACE FOR LEASE



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EXECUTIVE SUMMARY

Now available for lease, this newly renovated 2,191 SF ground-floor office/retail space offers prime visibility and accessibility in the heart of Downtown Bentonville, located just 0.3 miles from the new Walmart Global Headquarters and 0.5 miles from the Bentonville Square. Positioned on the corner of the new G at Market mixed-use development—an office and multifamily community—the space features expansive storefront windows ideal for branding and signage, three direct street-level entrances, and convenient rear access to a covered parking area. The unit comes with three reserved covered parking spaces, along with ample public and street parking for customers and guests. Offered at \$32.00/SF, the property is move-in ready and available with a market-rate five-year lease. Tenants will benefit from exceptional walkability and bikeability, with nearby restaurants, bars, coffee shops, and retail, as well as direct access to the NWA Greenway Trail system. With more than 2,000 homes within a half-mile radius and growing, this location presents an outstanding opportunity for office, retail, or service-oriented users seeking a strategic presence in one of Northwest Arkansas's most dynamic markets. Learn more about [G at Market](#).

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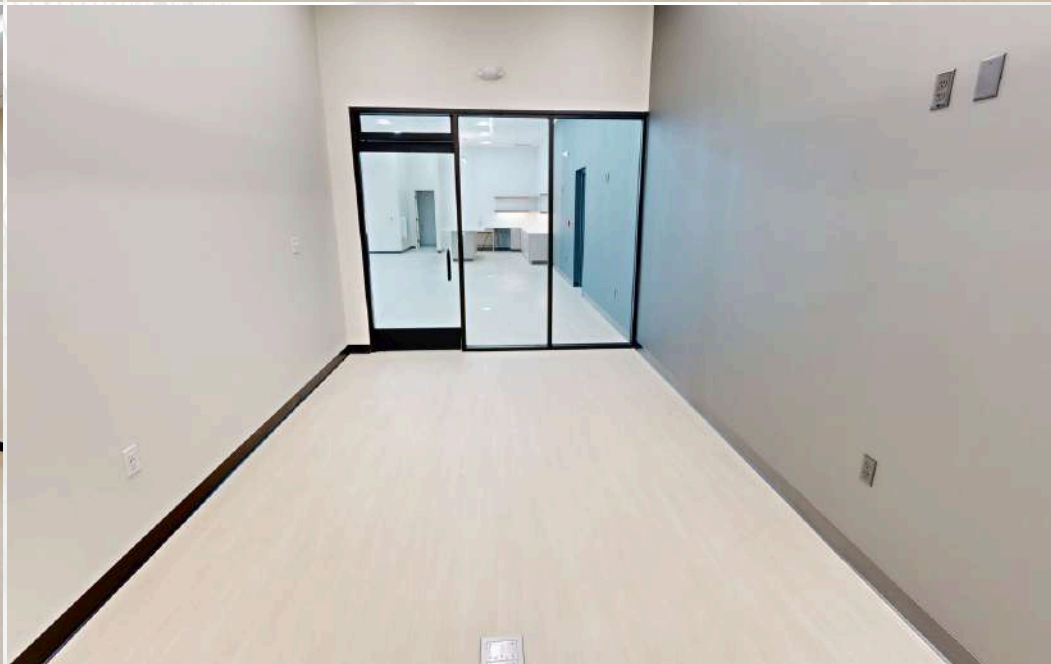
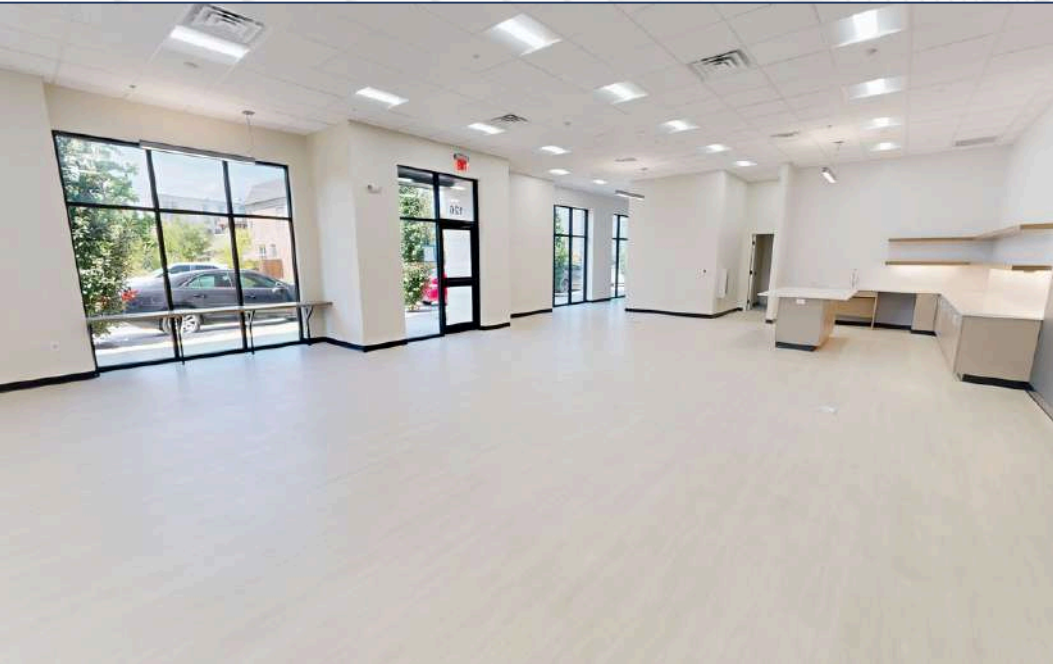
PROPERTY HIGHLIGHTS

2,191 SQUARE FEET
AVAILABLE

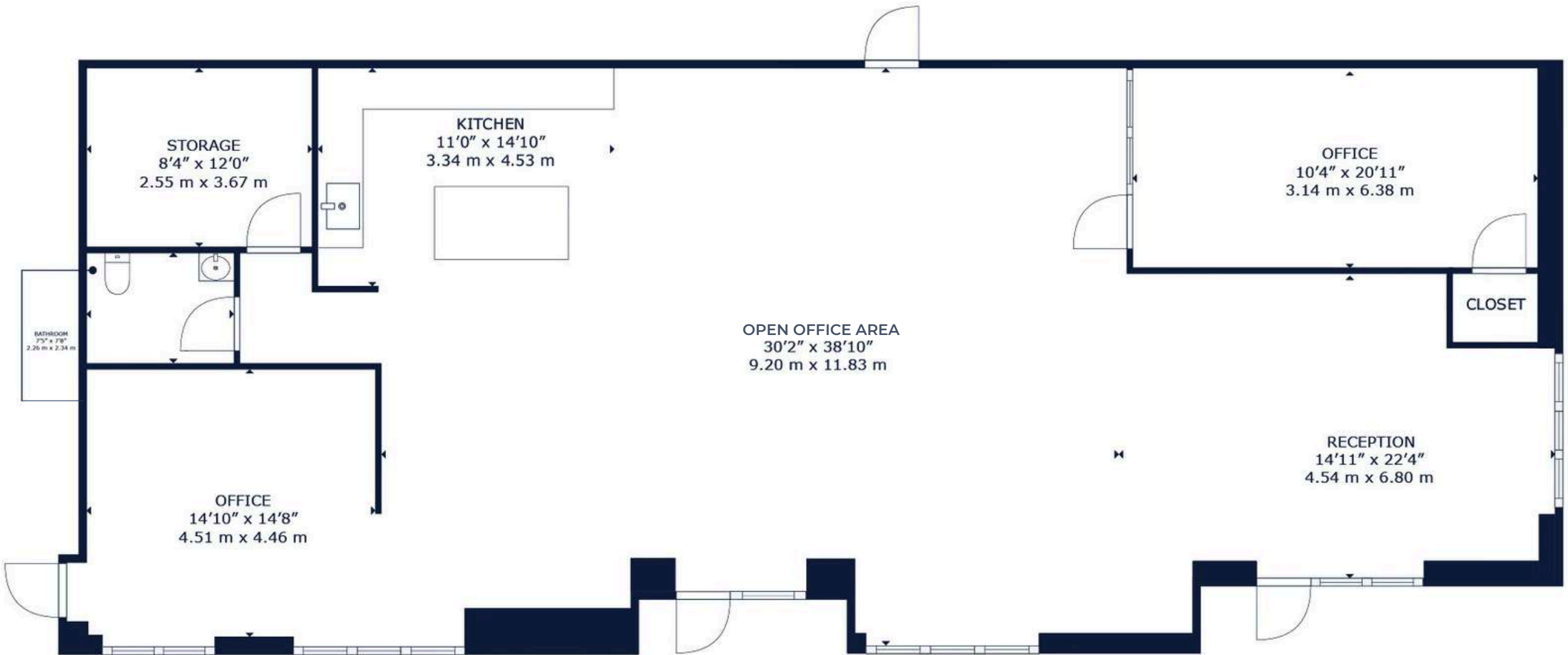
\$32.00 PSF
ASKING RENT

NNN
LEASE TYPE

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\)](#) **VIRTUAL TOUR** [!\[\]\(f419710cbe076aa30a9c6c031b5cbe84_img.jpg\)](#)



FLOOR PLAN



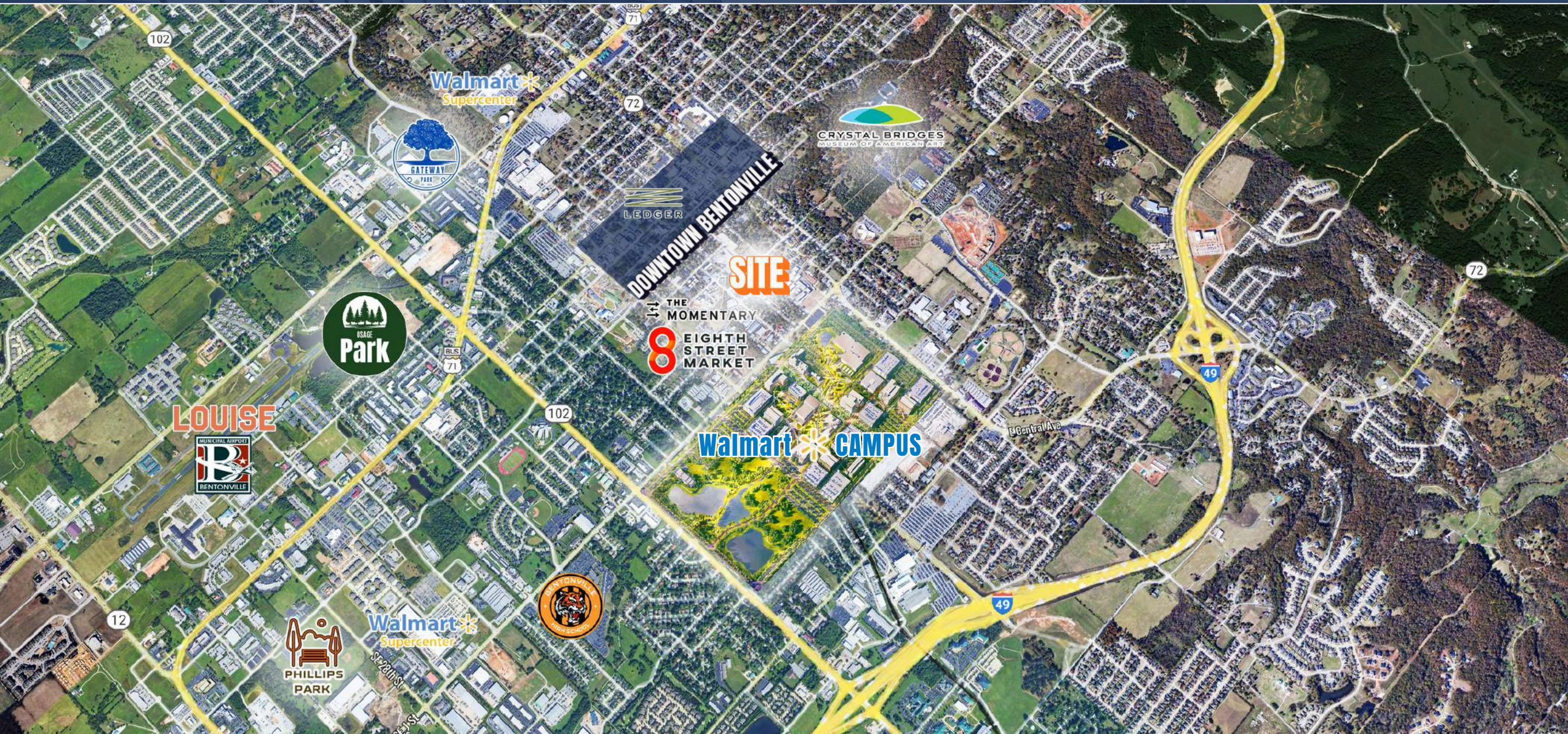
AERIAL VIEW



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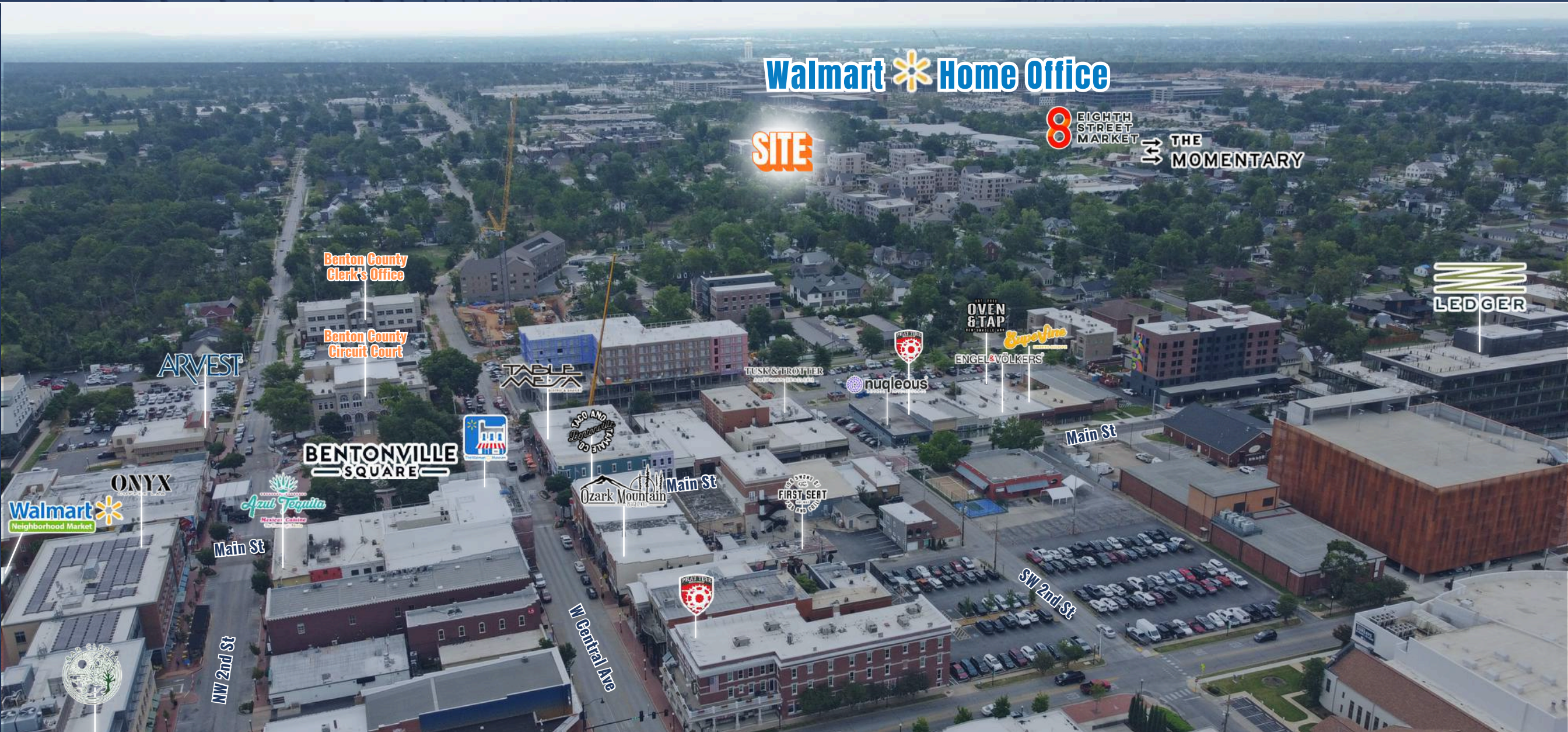
AERIAL MAP VIEW



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AERIAL VIEW



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AERIAL VIEW

Walmart * Home Office



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AERIAL VIEW

DOWNTOWN BENTONVILLE



SE G ST

SE 4TH ST

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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.



0.5
MILES



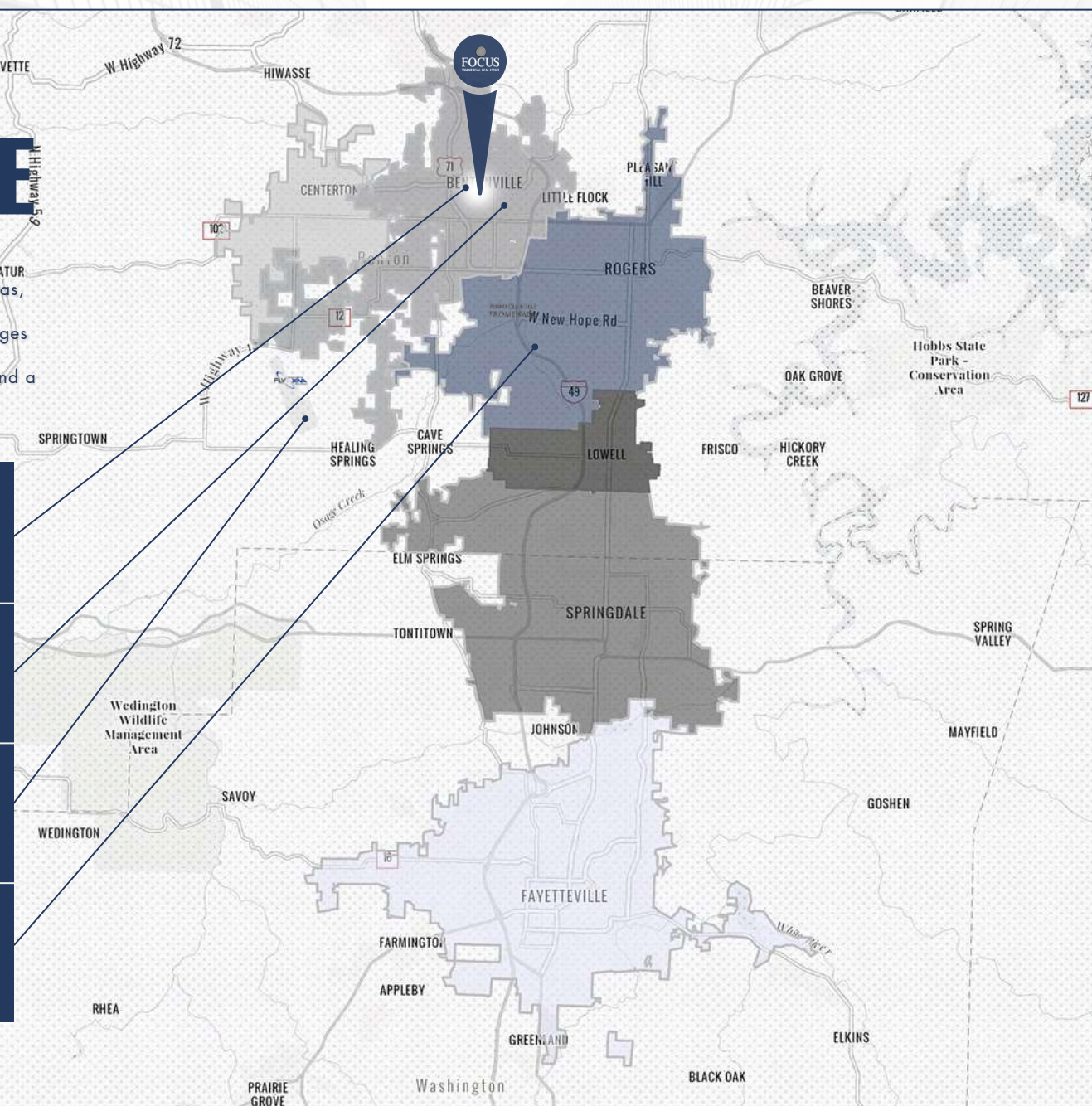
0.3
MILES



16
MILES



6.5
MILES



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COMMERCIAL REAL ESTATE

MARKET
OVERVIEW

301 SE G STREET, STE 2, 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

301 SE G ST, STE 2, BENTONVILLE
3-MILES

KEY FACTS

49,084

Population



20,098

Households

34.5

Median Age

\$80,410

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



22.3%

High School Graduate



22.8%

Some College/
Associate's Degree



49.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$100,236

Median Household Income



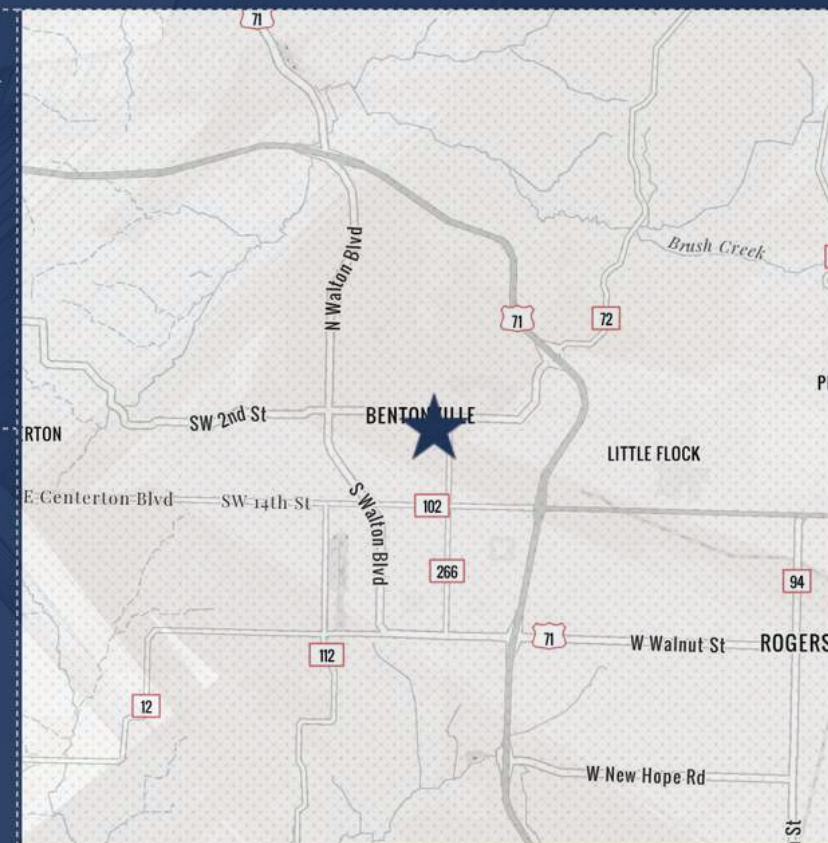
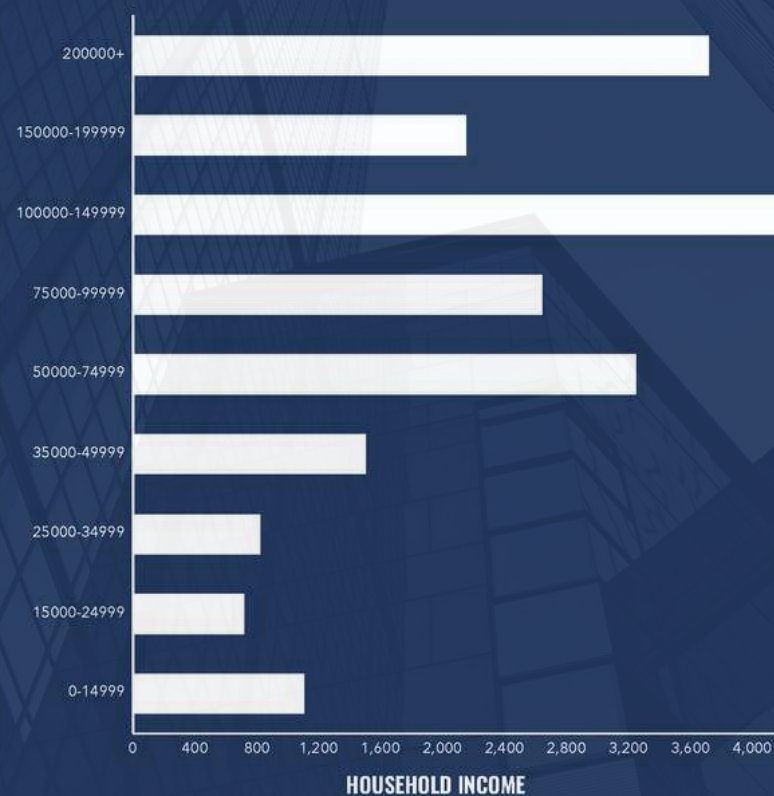
\$53,863

Per Capita Income



\$157,789

Median Net Worth



EMPLOYMENT



White Collar

72.7%



Blue Collar

18.6%



Services

10.5%

4.0%

Unemployment Rate



Walmart built a new 350-acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

6th

Fastest Growing
Metros in America

**VISUAL
CAPITALIST**

26^B

Gross MetroProduct
Northwest Arkansas

bea
Bureau of Economic Analysis
U.S. DEPARTMENT OF COMMERCE

26th

Gross MetroProduct
Northwest Arkansas

**U.S. BUREAU
OF LABOR
STATISTICS**

TOP 10

Real EstateMarket
in 2023 and into the future

**NATIONAL
ASSOCIATION OF
REALTORS®**

3rd

Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.

**THE WALL STREET JOURNAL
WSJ**

8th

Best Performing Large
City in the U.S.

**MILKEN
INSTITUTE**

484

Total Miles of Outdoor
Recreation Trails

U.S. News
WORLD REPORT

2nd

Best Metro Area for
Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live
in the U.S.

U.S. News
WORLD REPORT

CONTACT US

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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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Oksana DeMaris is a founding member of Focus Commercial Real Estate and an integral part of the firm's brokerage and acquisitions teams, specializing in agency leasing, tenant representation, and strategic investment advisory. With a strong background in finance and a passion for delivering results, she leverages her CCIM designation and market expertise to help clients achieve long-term success. Known for her professionalism and strategic mindset, Oksana consistently aligns client goals with opportunities and ensures the best outcomes possible in every transaction.



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