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RETAIL BUILDING FOR LEASE

306 S Main Street, Bentonville, Arkansas



CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$38.86/SF NNN
Address	306 S Main Street
City/State	Bentonville, AR 72712
Size Available	±3,000 SF – ±9,770 SF
Building Size	±9,770 RSF
Property Type	Retail
Lot Size	±0.37 Acres
Year Built	2024
Zoning	<ul style="list-style-type: none">○ Currently – D-C (Downtown Core)○ Proposed – T5.2 (Town Center High)

PROPERTY HIGHLIGHTS

- Modern new-construction retail building with mezzanine space
- Situated in the heart of downtown Bentonville amid ongoing new development, vibrant retail, and a dynamic restaurant scene
- Just 0.4 miles from the Bentonville Square, offering quick access to the city's downtown core
- Located within walking distance of Bentonville's dynamic Arts & Market Districts
- Approximately 1 mile from Walmart's global corporate campus





Downtown Bentonville

Arts District

THE MOMENTARY

Market District

Walmart Campus

Walmart DGTC

LOOKING NORTHEAST



Bentonville Square

Walmart
Neighborhood Market

THE COMPTON

CRYSTAL BRIDGES
MULTI-CO-OPERATION

Scott Family
AMAZEUM

CRYSTAL FLATS

Helen R. Walton
CHILDREN'S
ENRICHMENT
CENTER

THE HOWARD
EAST CENTRAL

FIRST UNITED
METHODIST CHURCH

PHAT TIRE
BIKE SHOP

First Security

TAVOLA
RESTAURANT

RECORD

MOTTO
By Hilton

LEDGER

THE CITY OF
BENTONVILLE

SW A St
6,100 VPD



DANGER DAVE'S

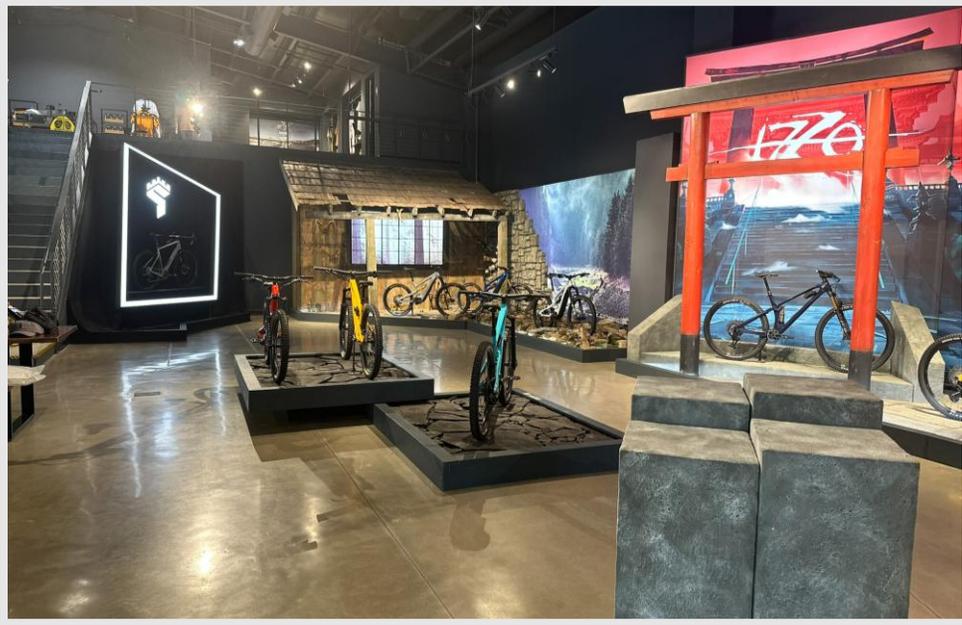
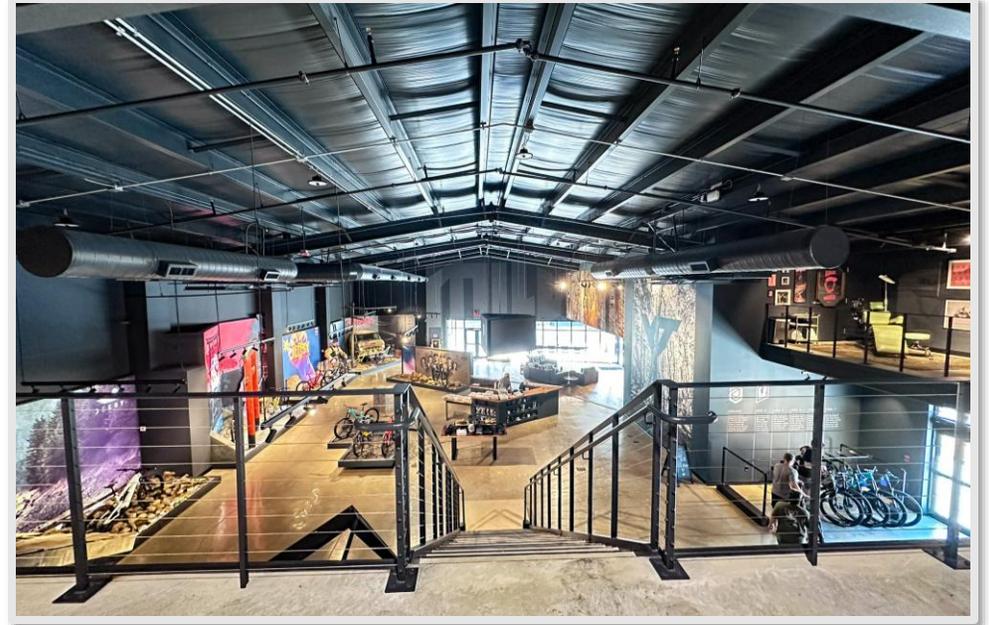
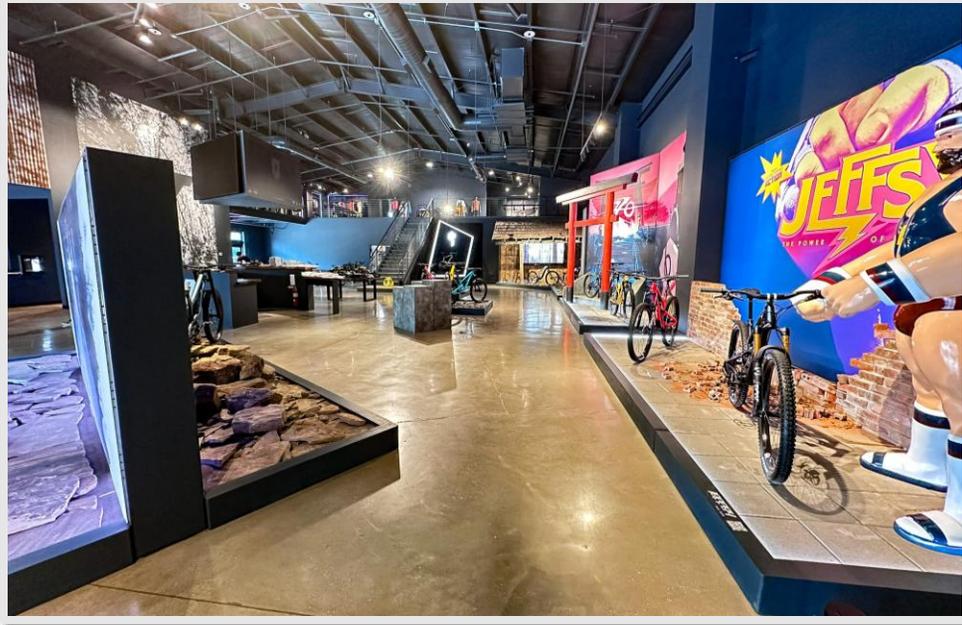
S Main St
3,000 VPD

THE CITY OF
BENTONVILLE

Bentonville Public Library

SW 4th St

SKYLIGHT





Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazium.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	49,302	110,256	242,020
Households	19,257	41,264	89,142
Average Age	35.5	35.3	36.9
Average Household Income	\$129,259	\$125,265	\$122,037
Businesses	2,204	3,819	6,274

**Demographic details based on property location*

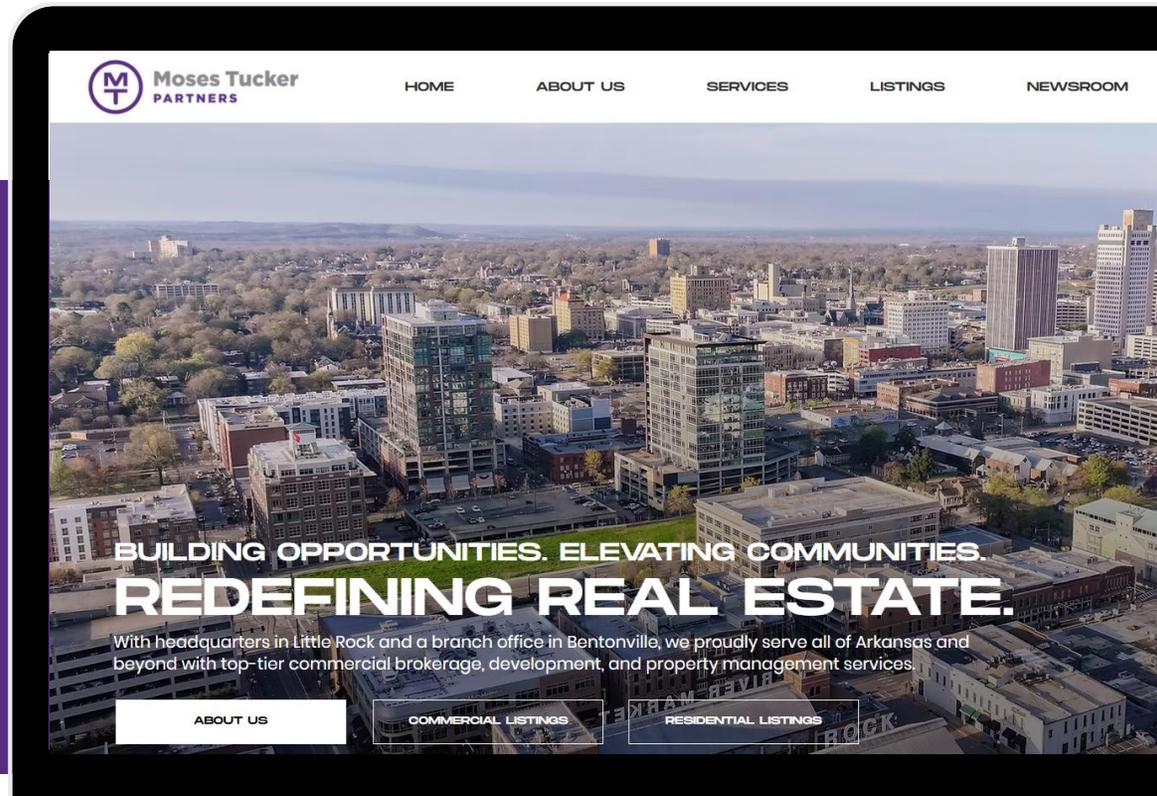
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