



Asking Rate:

\$1,478,862
(\$17.50 PSF)

Contact us:

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SE J Street

Bentonville, Arkansas

Property Availability

- +/- 1.94 acres for sale
- High traffic count of 15,000 VPD on SE J Street
- Great visibility and location in high-growth area

Land for sale near the highly-trafficked SE J Street and SE Walton Blvd intersection in Bentonville, Arkansas. Property is surrounded by dense residential high-income neighborhoods and new multifamily developments. The Sam's Club corporate campus, Northwest Medical and brand new Walmart Home Office is all within a five minute drive. The property is ideal for retail, office, medical or smaller multifamily development.

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LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	3,559	55,693	133,509
Projected Population (2029)	3,921	62,133	147,131
Average HH Income (2024)	\$91,630	\$120,866	\$130,812
Proj. Average HH Income (2029)	\$99,320	\$135,380	\$146,547
Households (2024)	1,720	22,081	49,891

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