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# RESTAURANT/RETAIL SPACE FOR LEASE

## Lumen Luxury Lofts | 307 S Walton Blvd, Bentonville, AR



738 SF

1,756 SF

**CONTACT US TODAY**

479.271.6118 | [mosestucker.com](https://www.mosestucker.com)



## Property Understanding

### OVERVIEW

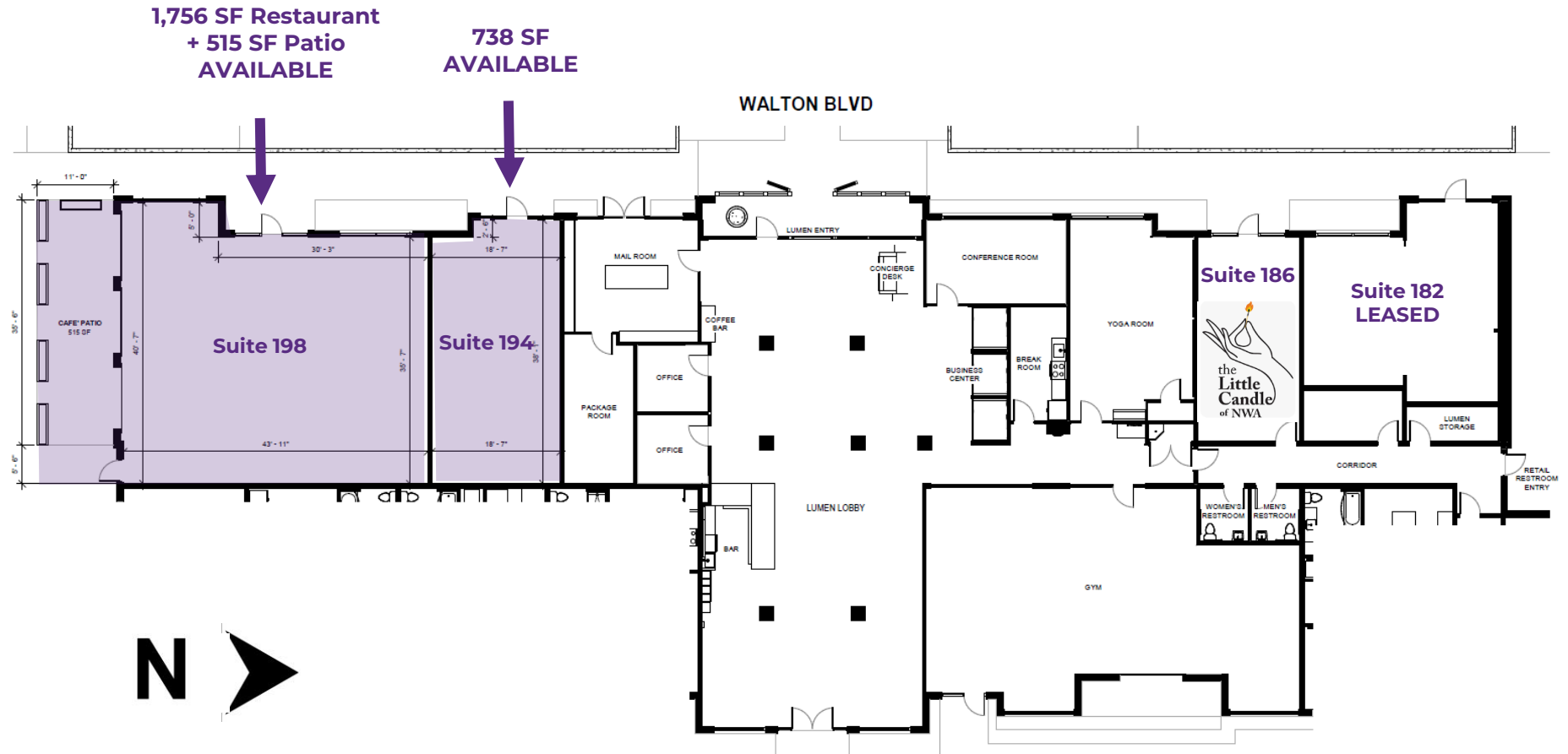
<b>Offering</b>	For Lease
<b>Lease Rate &amp; Type</b>	\$32.00/SF NNN (Est. \$6.00/SF)
<b>Address</b>	307 S Walton Blvd
<b>City/State</b>	Bentonville, AR 72712
<b>Property Type</b>	Mixed-use   Retail & Restaurant Space with Patio
<b>Restaurant &amp; Patio Space</b>	±1,756 SF (Could be expanded to ±2,494 SF) & ±515 SF patio
<b>Retail Space</b>	Suite 194 – ±738 SF
<b>Street Frontage</b>	315' on S Walton Blvd (28,000 VPD)

### PROPERTY HIGHLIGHTS

- **Lumen Luxury Lofts:** State-of-the-art lofts within new mixed-use development with high visibility and convenient ingress/egress on S Walton Blvd which sees over 28,000 vehicles per day
- Restaurant space with outdoor patio and equipped with overhead venting
- Delivery of all spaces will be a cold dark shell
- Water is included in the Lease Rate. Tenant will be responsible for all other utilities
- Located just minutes away from downtown Bentonville and Walmart Corporate campus







AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	NNN (Estimated)
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Suite # 198	1,756 SF	NNN	\$32.00/SF	\$6.00/SF
Suite # 194	738 SF	NNN	\$32.00/SF	\$6.00/SF

## LOOKING SOUTH

SW I Street  
13,000 VPD

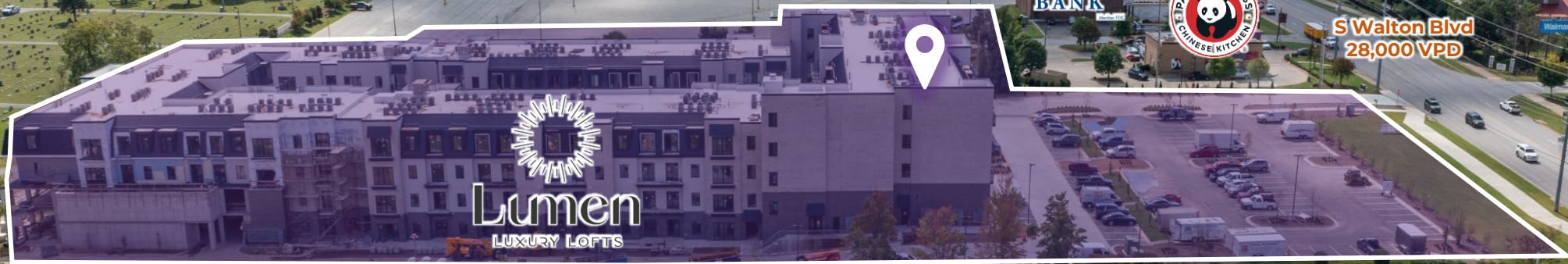
Walmart Home Office



Walmart Home Office



S Walton Blvd  
28,000 VPD



**Lumen**  
LUXURY LOFTS



## 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\*

**Population**

**3 MILES**

54,262

**5 MILES**

108,509

**10 MILES**

241,202

**Households**

20,790

40,419

89,010

**Average Age**

34.4

35.0

37.0

**Average Household Income**

\$129,412

\$129,494

\$122,132

**Businesses**

2,161

3,496

6,187

*\*Demographic details based on property location*

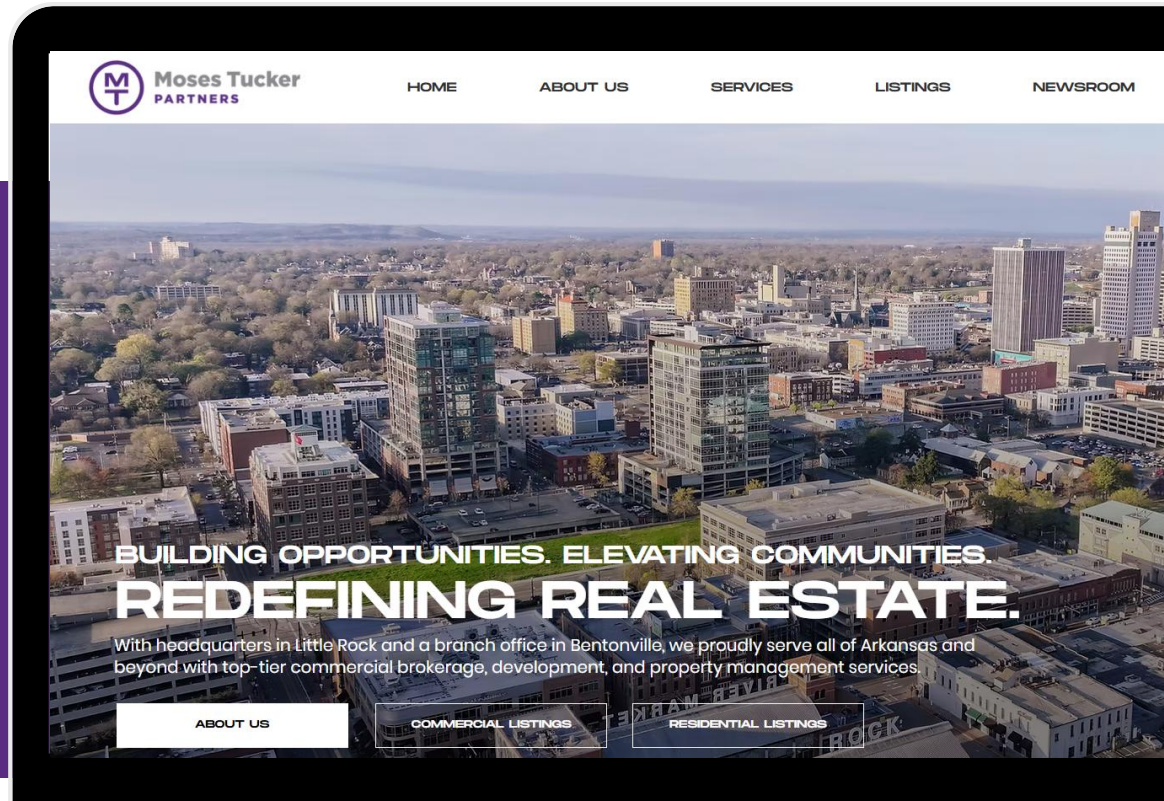
# CONNECT

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