

OFFICE/MEDICAL SPACES FOR LEASE

2618 SE J ST

Bentonville, AR 72712



PROPERTY DESCRIPTION

Prime office/medical spaces available in Bentonville, offering a prime location and functional layouts for any business. Positioned at the highly visible corner of SE J St (14,000 VPD) and SE 28th St (13,000 VPD), the property is just two minutes from SE Walton Blvd, less than five minutes from the new Walmart HQ, and only 10 minutes from Downtown Bentonville.

PROPERTY HIGHLIGHTS

- Available Suites: Suite 2 - +/- 1,500 SF and Suite 4 - +/- 1,500 SF
- High Visibility and Traffic Flow
- Ample Parking for Tenants and Visitors
- Less than Five Minutes from Walmart HQ

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Number of Units:	6
Available SF:	1,500 - 3,000 SF
Building Size:	9,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,345	22,965	47,886
Total Population	5,124	58,906	129,663
Average HH Income	\$79,004	\$117,010	\$130,503

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SALMONSEN GROUP

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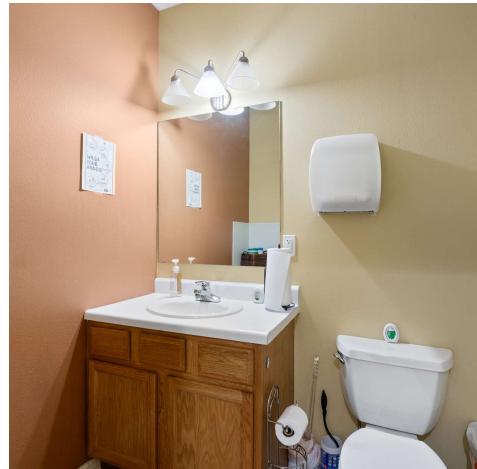
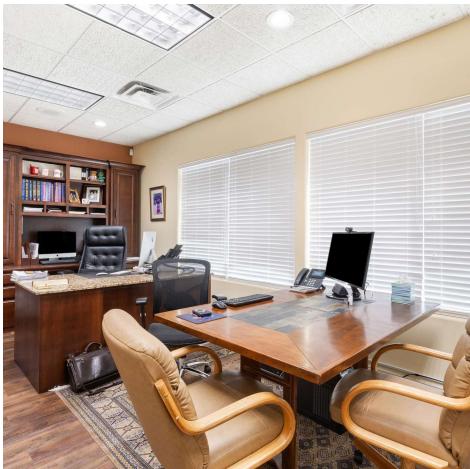
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2618 SE J ST. SUITE 2 PHOTOS

Bentonville, AR 72712



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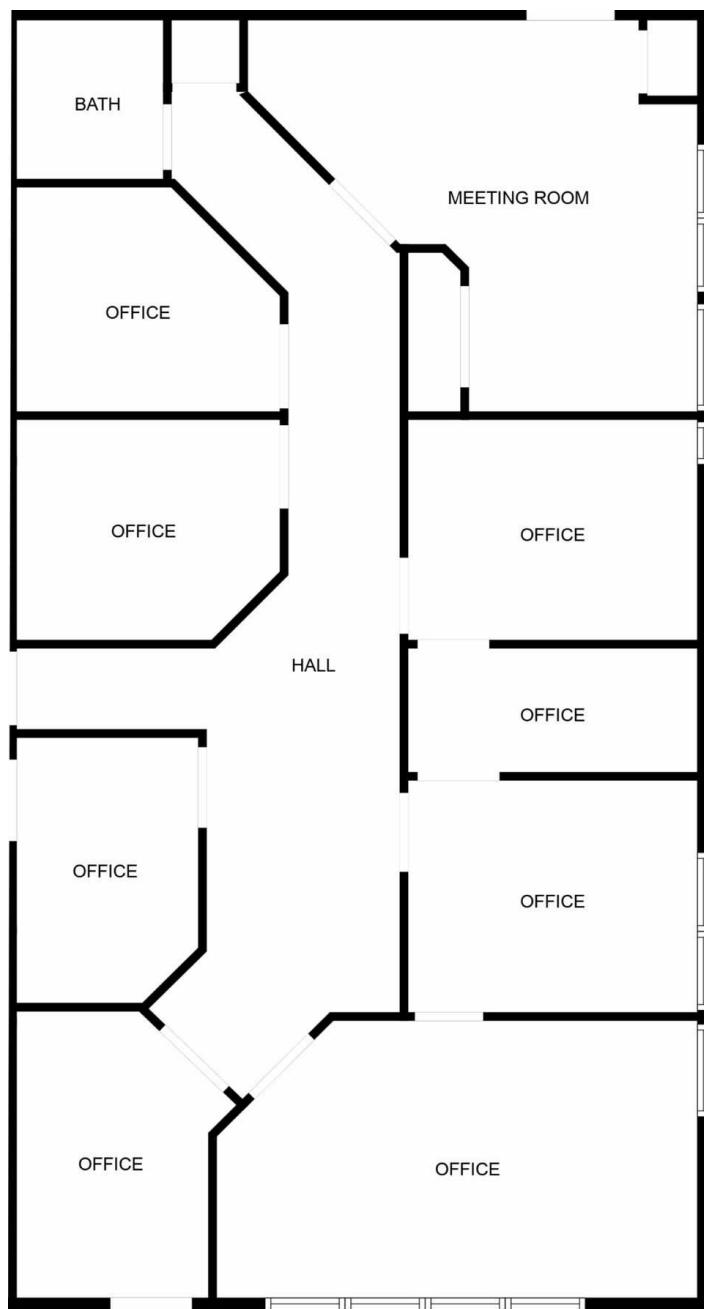
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2618 SE J ST. SUITE 2 FLOOR PLAN

Bentonville, AR 72712



Suite 2
+/- 1,500 SF

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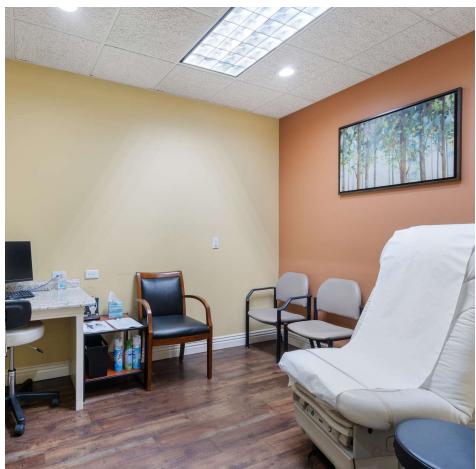
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2618 SE J ST. SUITE 4 PHOTOS

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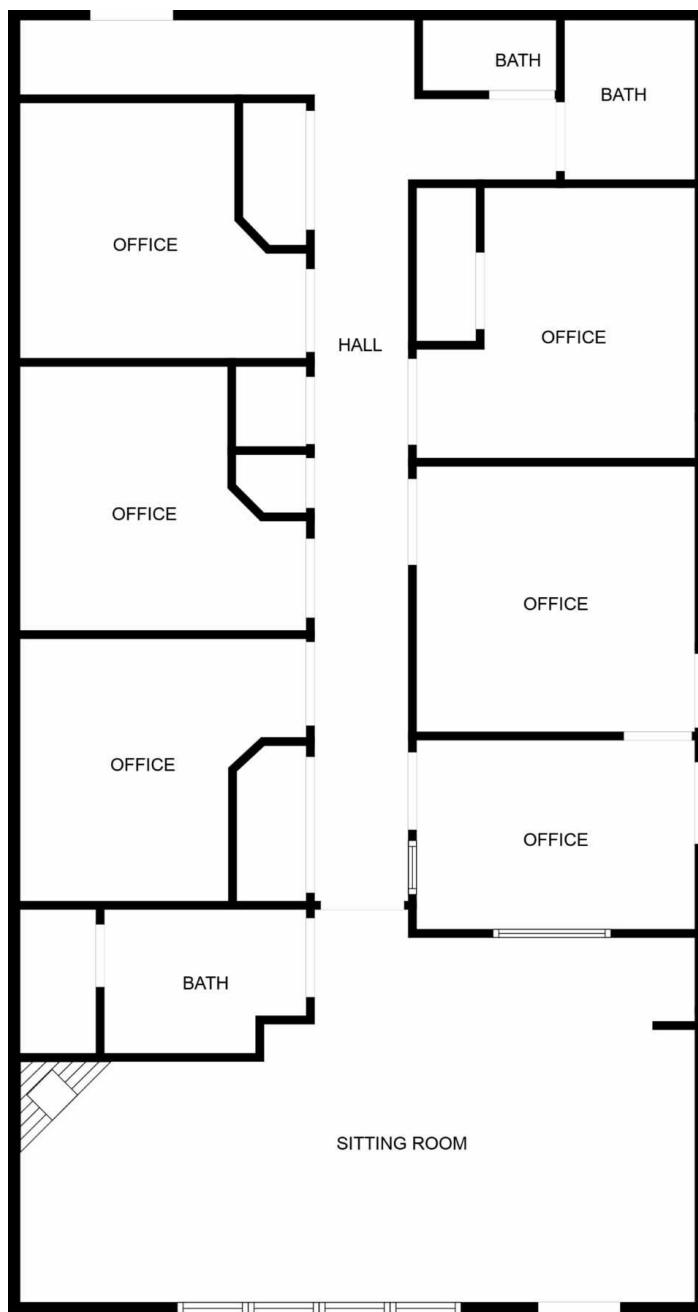
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Each Office Independently Owned and Operated salmonsengroup.com

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2618 SE J ST. SUITE 4 FLOOR PLAN

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Suite 4
+/- 1,500 SF

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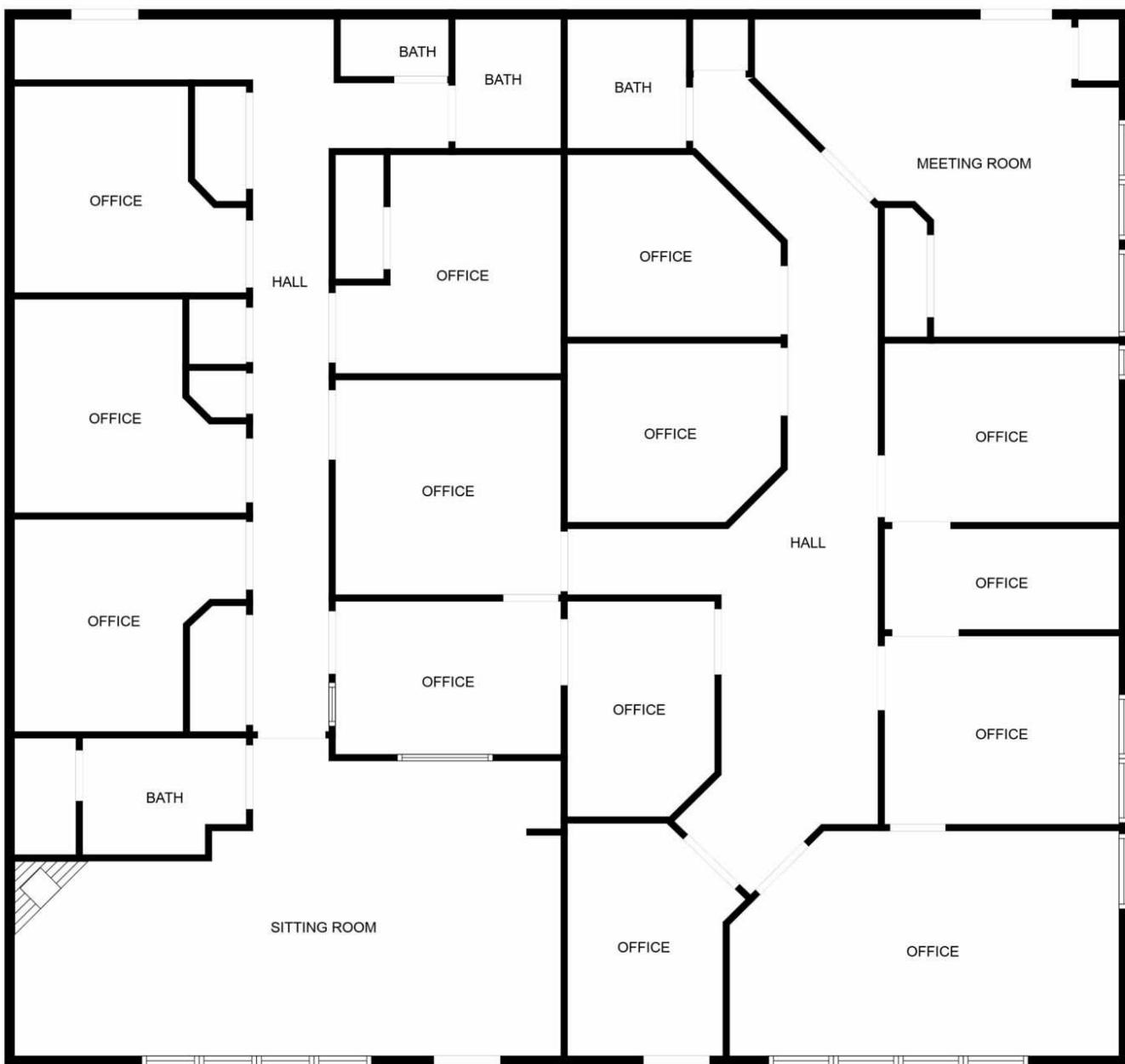
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2618 SE J ST. SUITE 2 & 4 FLOOR PLAN

Bentonville, AR 72712



Suite 4 & 2 +/- 3,000 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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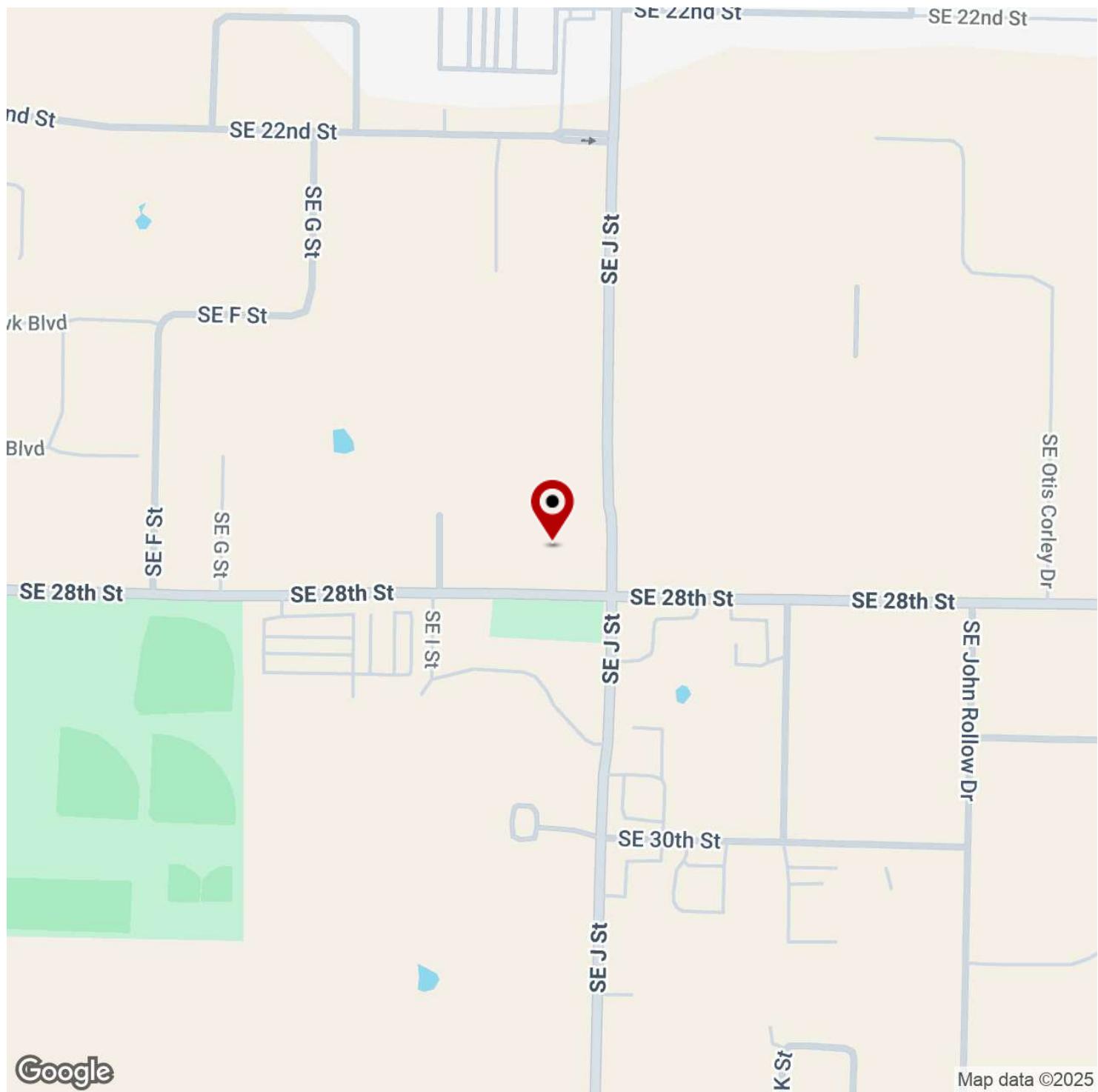
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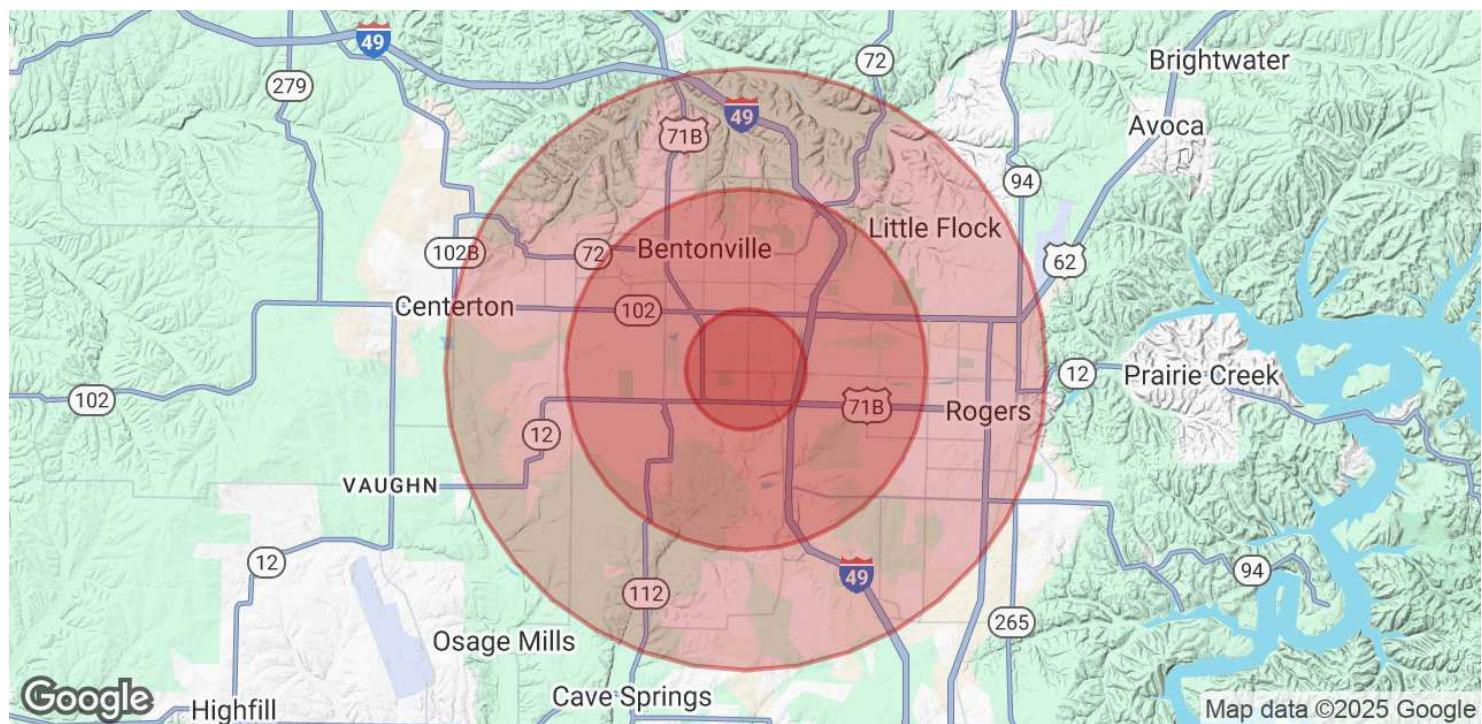
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,124	58,906	129,663
Average Age	35	36	36
Average Age (Male)	33	34	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,345	22,965	47,886
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$79,004	\$117,010	\$130,503
Average House Value	\$268,656	\$366,535	\$383,687

Demographics data derived from AlphaMap

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