

OFFICE SPACE | FOR LEASE

1007 SW A St | Bentonville, AR



Suite 7
1,500 SF Available

Suite 5
1,500 SF Available



**KELLEY COMMERCIAL
PARTNERS**

CRAIG SOOS

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AVAILABLE

Suite 7: 1,500 SF

- Fully Furnished Loft Style Office Space
- 5 Offices, Conference Room, and Reception Area

Suite 5: 1,500 SF

- Available October 1st, 2026

PRICE

Suite 7: \$28 PSF | NNN

Suite 5: \$24 PSF | NNN

COMMENTS

- Walking distance to the Momentary, Thaden School, 8th St Market
- Positioned in the center of Bentonville's corporate ecosystem, including vendors and service providers for Walmart and Sam's Club

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,258	52,575	102,484	68,791
AVERAGE HH INCOME	\$63,735	\$100,187	\$97,312	\$100,510
TOTAL HH	2,542	20,719	39,517	26,777

TRAFFIC COUNTS

S Walton Blvd - 38,000 VPD

SW A St - 4,900 VPD

SE 14th St - 30,000 VPD



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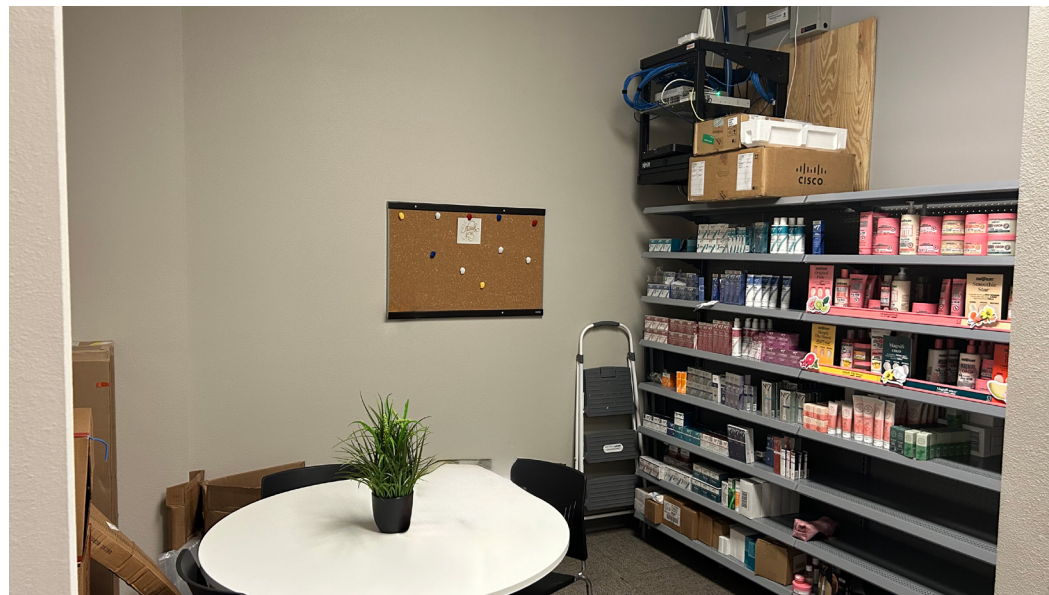
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS