

## PRIME OFFICE SPACE FOR LEASE

# 2005 SE WALTON BLVD

Bentonville, AR 72712



### PROPERTY DESCRIPTION

Prime office, medical office, or daycare space spread ideally located just off SE Walton Blvd, a high-traffic corridor with approx. 38,000 VPD. Offering a functional layout with many private offices or open workspaces, classrooms, restrooms, and more. The building (2005) also features a fully fenced backyard with a playground. Positioned at the busy intersection of SE Walton Blvd and Medical Center Parkway, this property provides excellent accessibility and visibility. It is also less than half a mile from I-49, the primary interstate system that runs through Northwest Arkansas, which sees an average of 101,000 VPD. Additionally, Walmart's new 350-acre World HQ is just 2.5 miles away, and XNA is conveniently located about 20 minutes away, making this an ideal location for businesses seeking connectivity and growth opportunities.

### PROPERTY HIGHLIGHTS

- +/- 10,135 SF Building For Lease
- Ample Parking for Visitors and Employees
- High Visibility for Office, Medical Office, Daycare, Retail, Etc

### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$15.00 SF/yr (NNN) |
| Number of Units: | 2                   |
| Available SF:    | 10,135 SF           |
| Building Size:   | 18,500 SF           |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,680     | 21,034    | 50,703    |
| Total Population  | 3,629     | 52,815    | 137,956   |
| Average HH Income | \$100,510 | \$111,826 | \$125,140 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### SALMONSEN GROUP

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### LEASE INFORMATION

|              |           |             |               |
|--------------|-----------|-------------|---------------|
| Lease Type:  | NNN       | Lease Term: | Negotiable    |
| Total Space: | 10,135 SF | Lease Rate: | \$15.00 SF/yr |

### AVAILABLE SPACES

| SUITE          | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|----------------|-----------|-----------|------------|---------------|-------------|
| 2005 SE Walton | Available | 10,135 SF | NNN        | \$15.00 SF/yr | -           |

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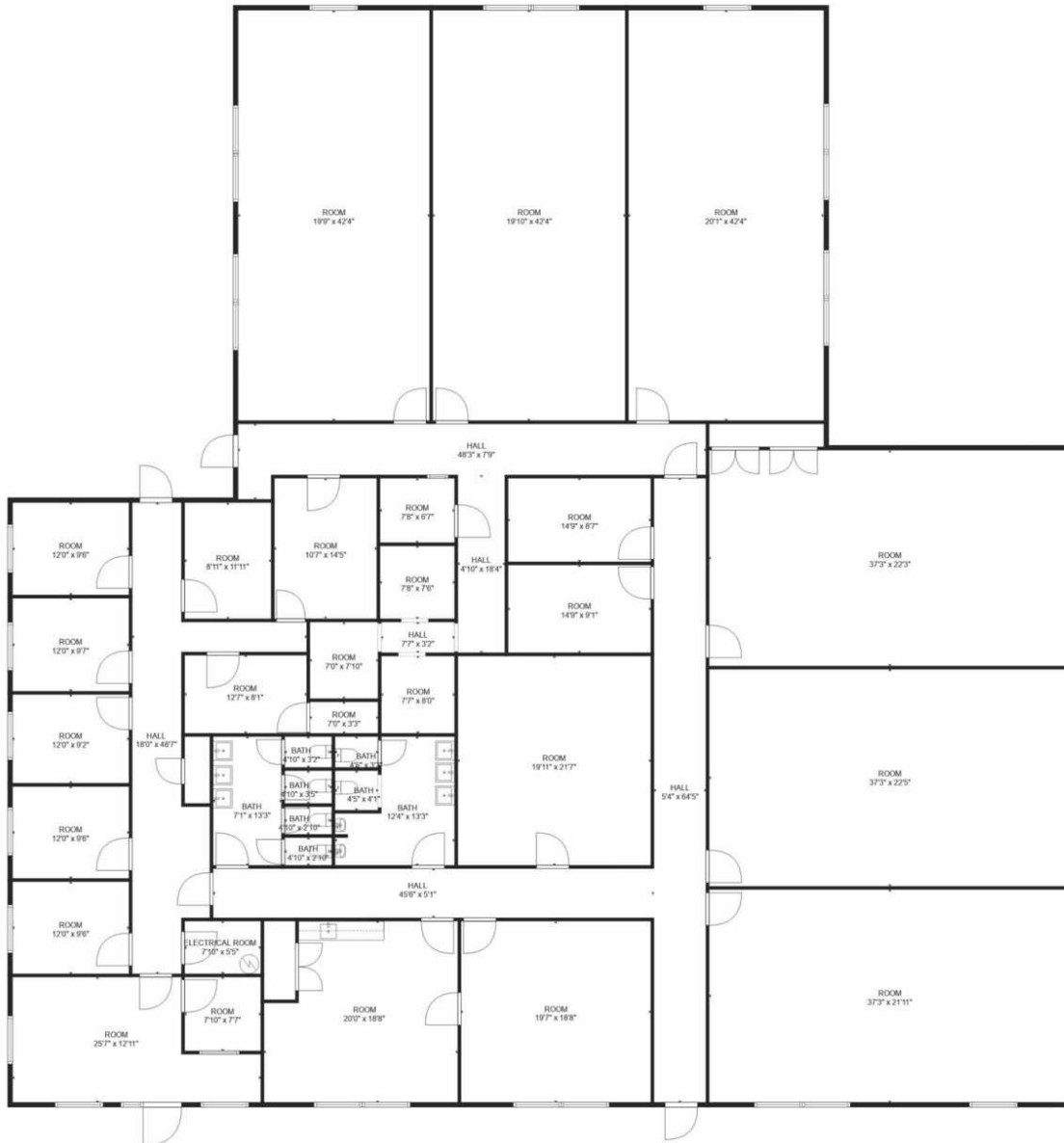
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# 2005 SE WALTON BLVD FLOORPLAN



**+/- 10,135 SF**

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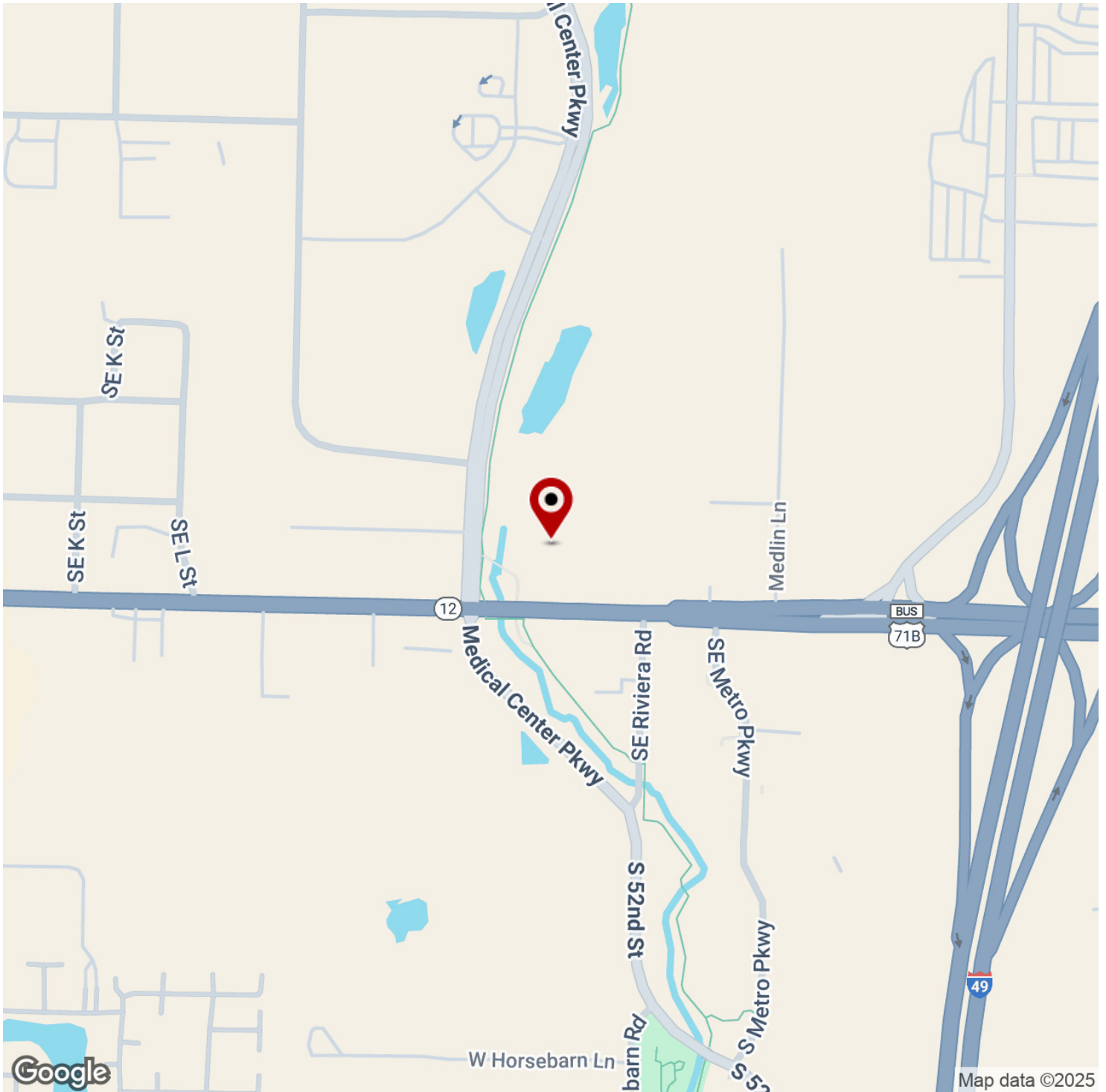
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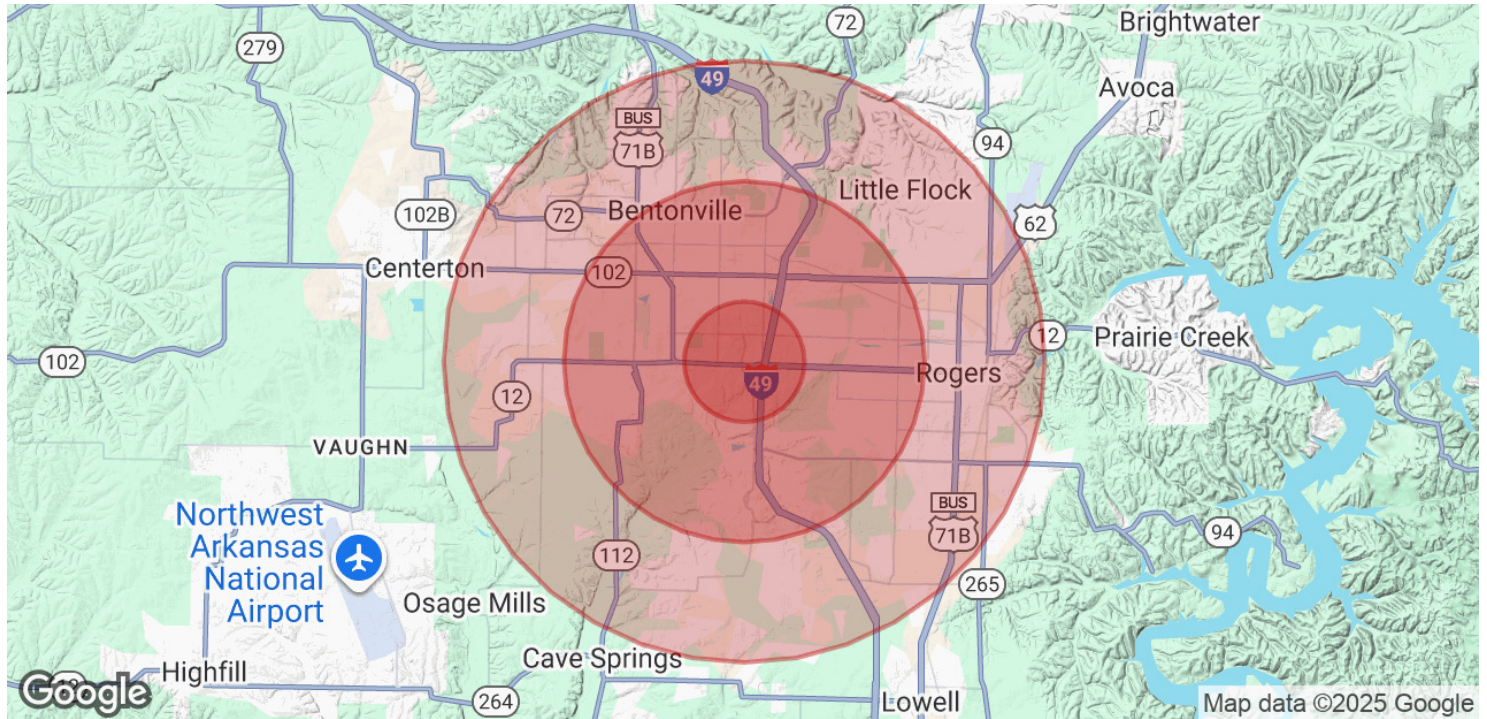
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,629  | 52,815  | 137,956 |
| Average Age          | 39     | 36      | 36      |
| Average Age (Male)   | 36     | 35      | 34      |
| Average Age (Female) | 41     | 38      | 37      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,680     | 21,034    | 50,703    |
| # of Persons per HH | 2.2       | 2.5       | 2.7       |
| Average HH Income   | \$100,510 | \$111,826 | \$125,140 |
| Average House Value | \$339,273 | \$357,071 | \$369,615 |

Demographics data derived from AlphaMap

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