

Centre At Fountain Plaza



500 SE WALTON BLVD, BENTONVILLE, AR 72712

COVER PAGE



For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

For Lease



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	26,512 SF
Available SF:	3,392 SF
Lot Size:	2.76 Acres
Number of Units:	12
Year Built:	2015
Zoning:	Commercial
Market:	Bentonville, AR

PROPERTY OVERVIEW

Introducing 500 SE Walton Blvd, Bentonville, AR - an exceptional commercial property now available for lease. With easy access, great visibility, and located in a high traffic area, this property offers an unbeatable opportunity for your business. Situated in close proximity to I-49, it provides seamless connectivity for both customers and employees. Boasting a generous 176 parking spaces, convenience is at the forefront. This prime location presents the ideal canvas to create a thriving business environment. Don't miss the chance to anchor your business in this coveted space. Estimated NNN = \$7.00

PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- High Traffic Area.
- Close Proximity to I-49.
- 176 Parking Spaces.

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,392 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
18	Available	3,392 SF	NNN	\$35.00 SF/yr	In-Line.

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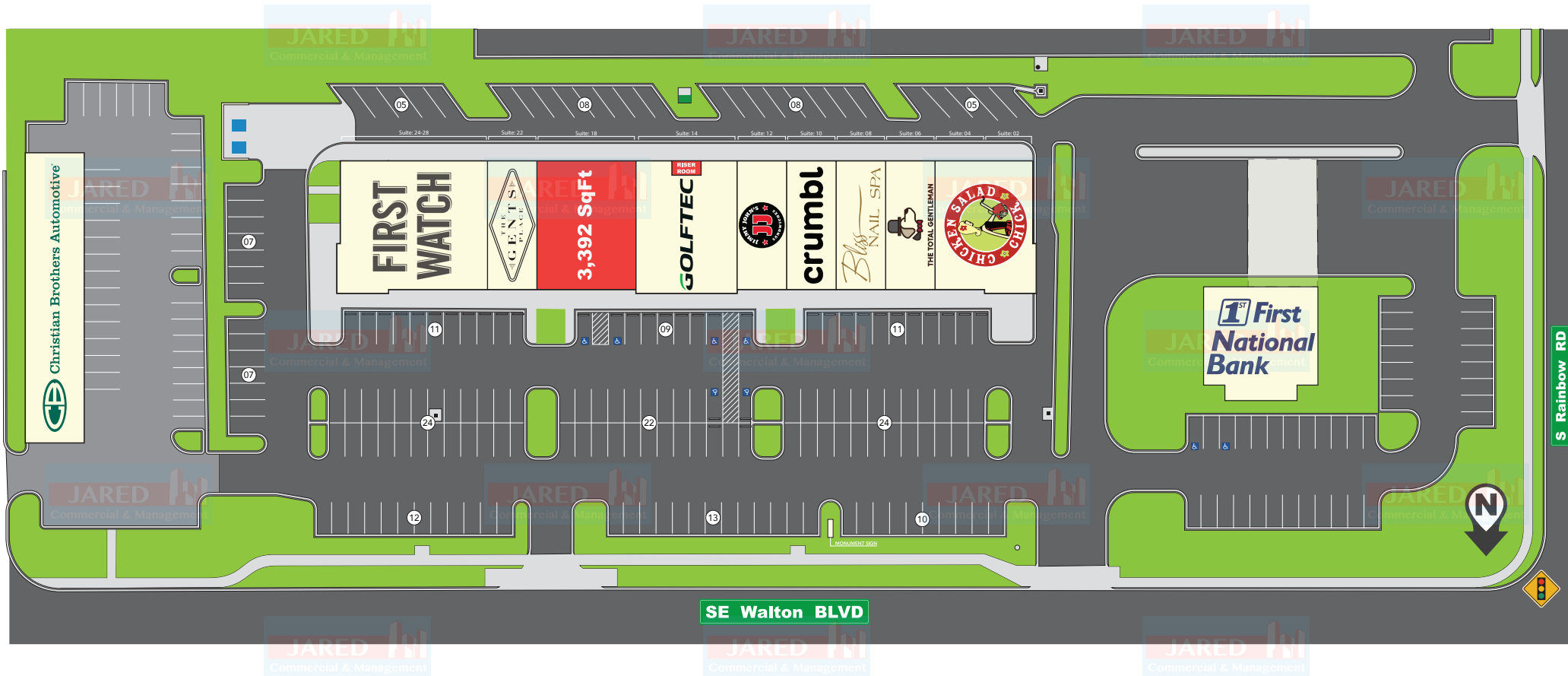
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SITE PLAN



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MONUMENT SIGN

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The Centre at

Fountain Plaza



CHICKEN SALAD CHICK

THE
GENTS
PLACE



FIRST WATCH
THE DAYTIME CAFE

JIMMY JOHN'S

Bliss **NAILS**



TOTAL GENTLEMAN



crumbl
cookies



ROCKMORTGAGE

West Face

The Centre at

Fountain Plaza



CHICKEN SALAD CHICK



FIRST WATCH
THE DAYTIME CAFE

THE
GENTS
PLACE

Bliss **NAILS**

JIMMY JOHN'S



TOTAL GENTLEMAN



ROCKMORTGAGE



crumbl
cookies

East Face

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RETAILER MAP

For Lease



Google

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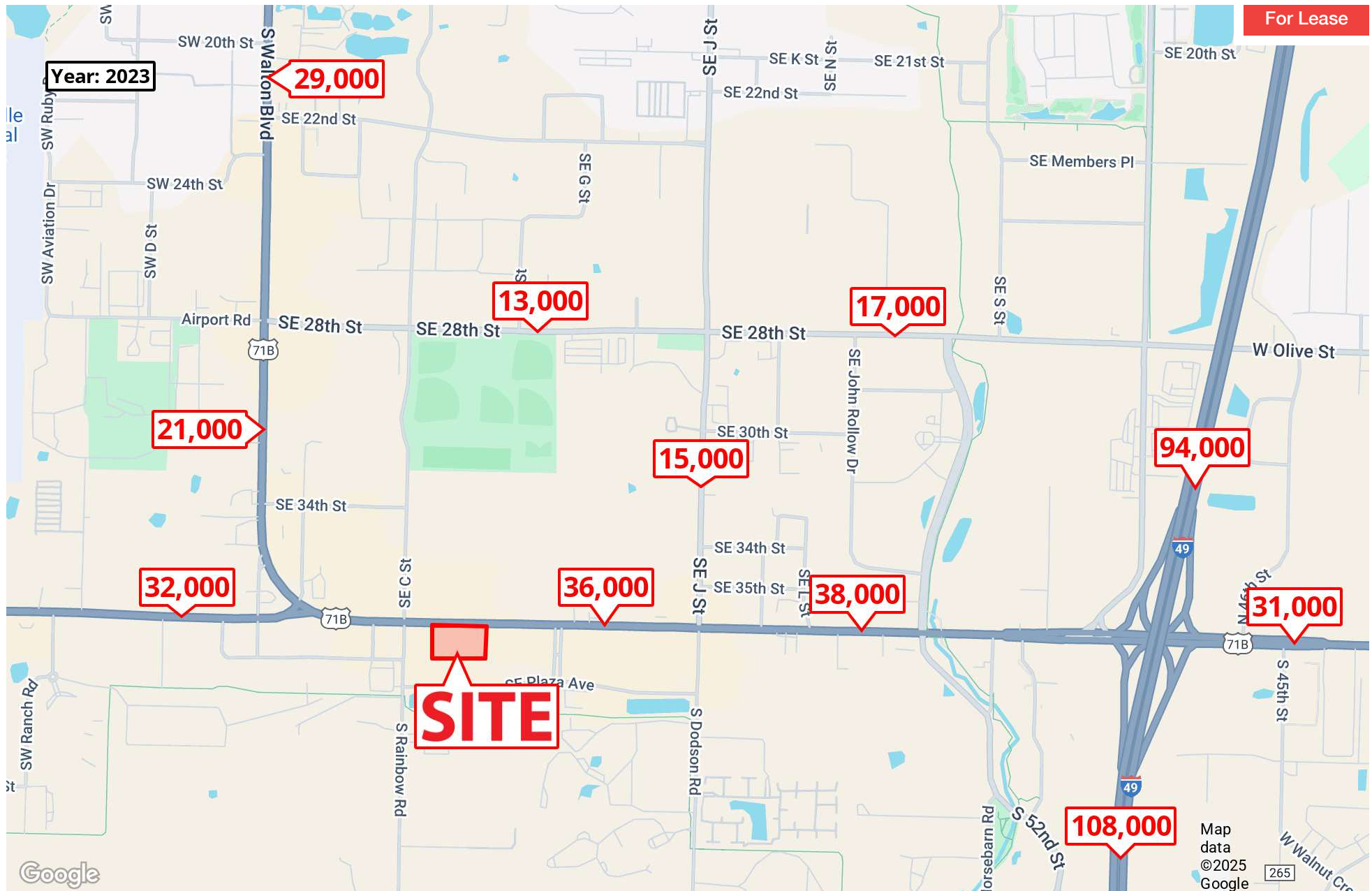
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

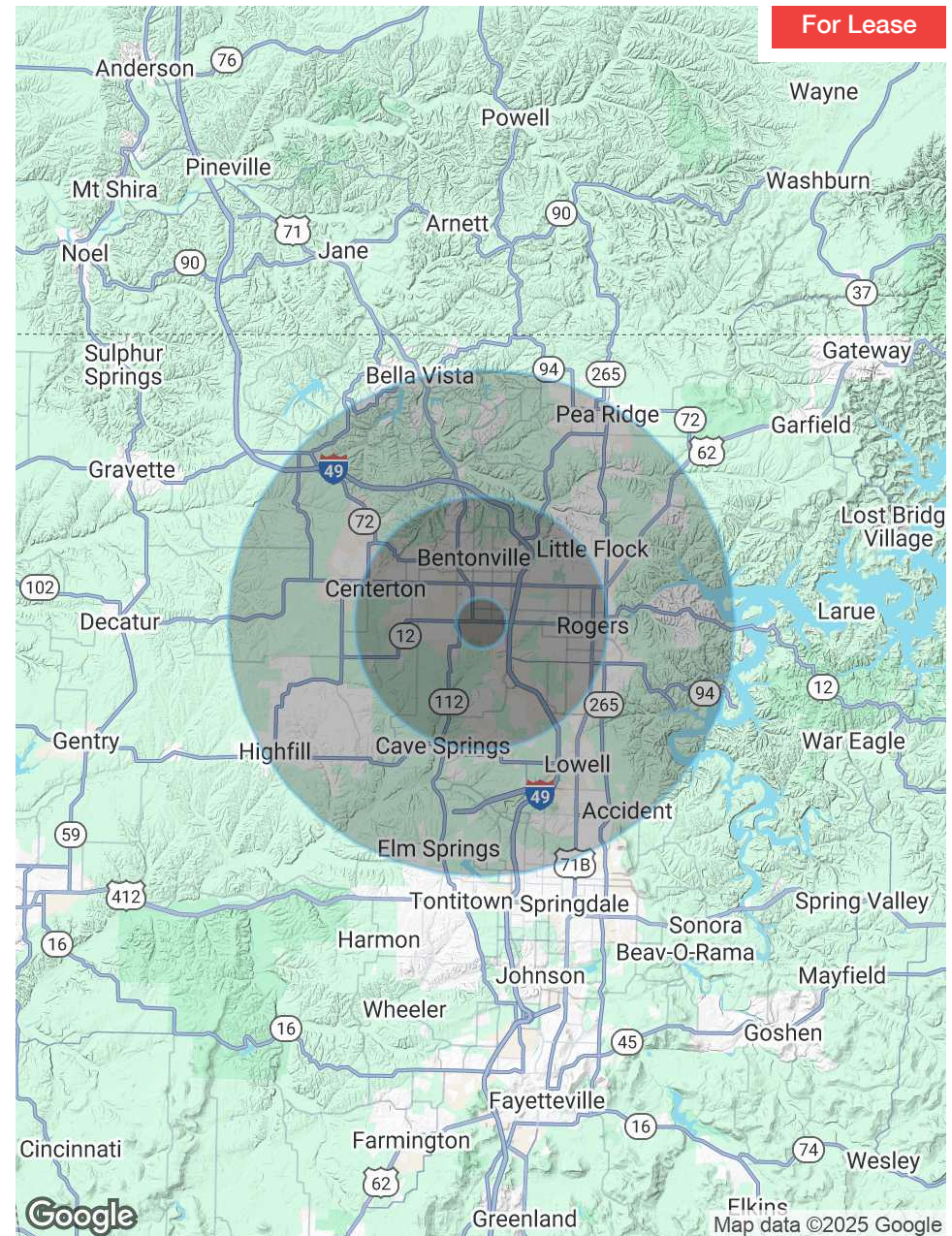
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,296	77,754	180,372
Average Age	29.1	32.0	34.0
Average Age (Male)	29.1	30.3	32.8
Average Age (Female)	29.5	33.3	35.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,321	29,071	67,120
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$64,305	\$73,571	\$69,266
Average House Value	\$191,059	\$254,934	\$212,223

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
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CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

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