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OFFICE/RETAIL SPACE FOR LEASE

406 SE 5th Street, Bentonville, AR



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



Property Understanding

OVERVIEW

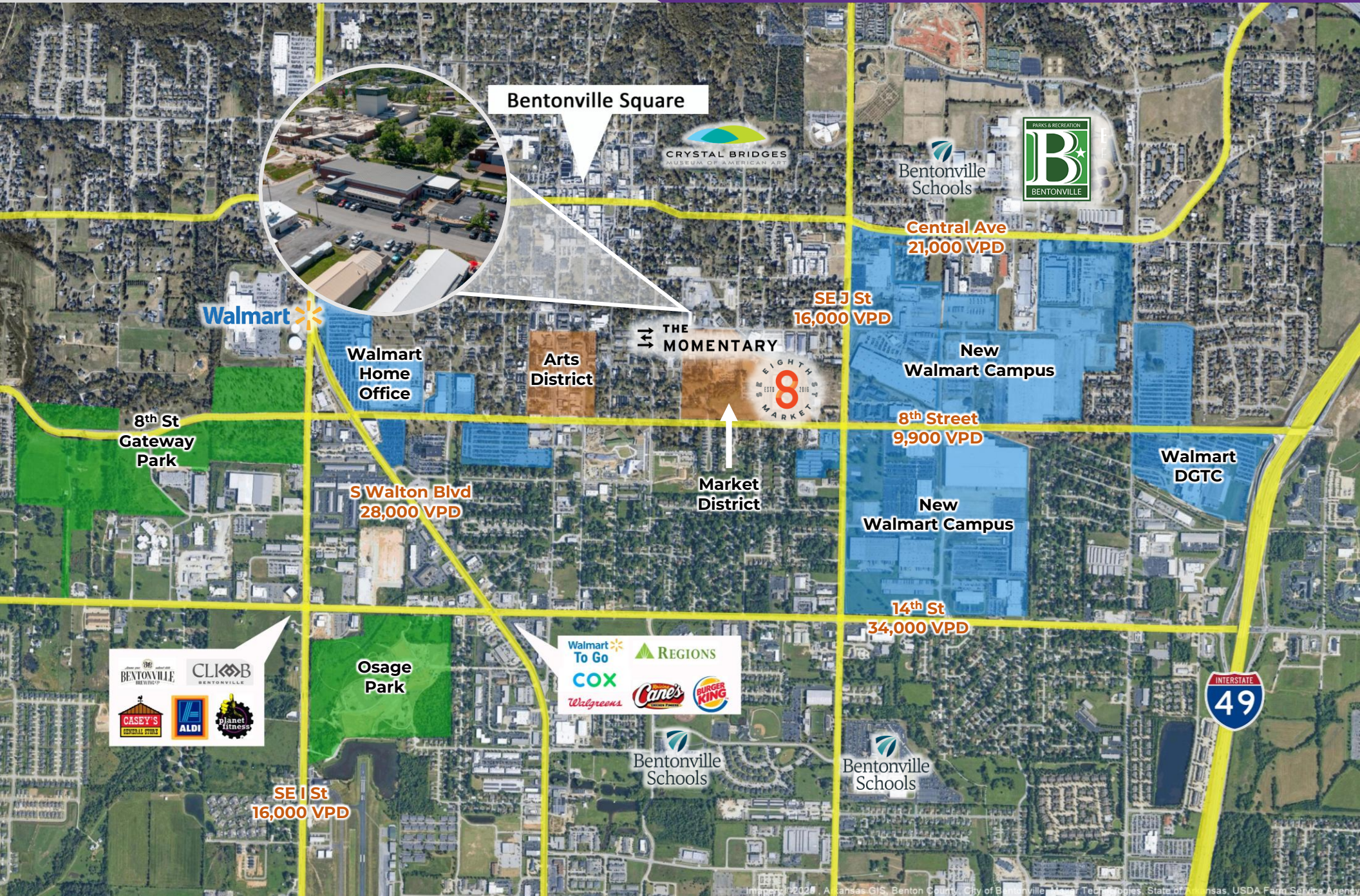
Offering	For Lease
Lease Rate/Type	\$32.00/SF NNN
Address	406 SE 5 th Street, Bentonville, AR 72712
Property Type	Office/Retail
Available Space	±8,055 SF
Building Size	±15,250 SF
Parking	<ul style="list-style-type: none"> ○ Dedicated on-site – 26 spaces ○ On-street – 15 spaces
Zoning	C-1
Traffic Counts	<ul style="list-style-type: none"> ○ SE J St – 16,000 VPD ○ E Central Ave – 21,000 VPD ○ SE 8th St – 9,900 VPD

PROPERTY HIGHLIGHTS

- Available January 1, 2026
- Located within walking distance to the new Walmart corporate campus and downtown Bentonville
- Adjacent to The Momentary and 8th Street Market
- Trail system adjacent to the property on the south side (major trail intersection)
- Situated in the 5th Street Entertainment District, which is located between the Bentonville Square and Walmart Headquarters



The historic Bentonville Icehouse and Cold Storage facility, built in the early 1900s with masonry walls and cork insulation, was vital to the region's fruit and poultry industries. In 1941, the Peter Fox Company used the plant to process and ship chickens nationwide, highlighting its key role in the regional food supply chain.



LOOKING SOUTHEAST



Walmart Corporate Campus

MAVERIK

8 EIGHTH STREET MARKET

SE 8th St
9,900 VPD

Momentary Trail

Razorback Greenway Trail

THE MOMENTARY

Downtown Trail

SE 5th St

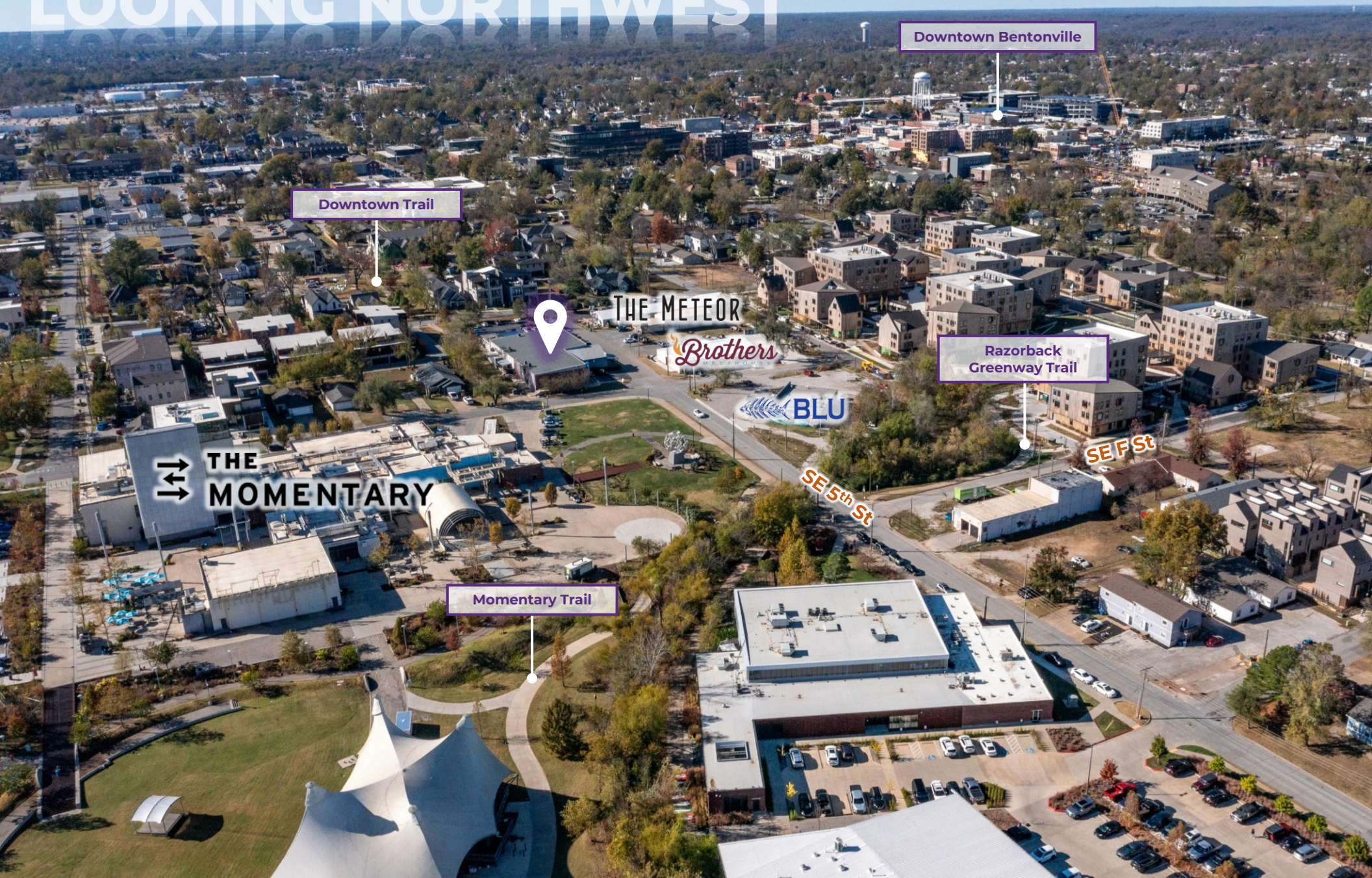
SEE St

THE METEOR

Brothers

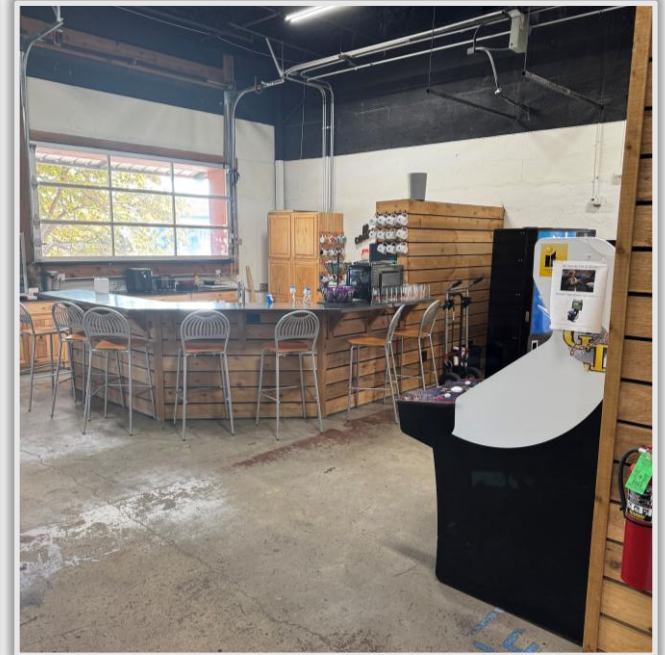
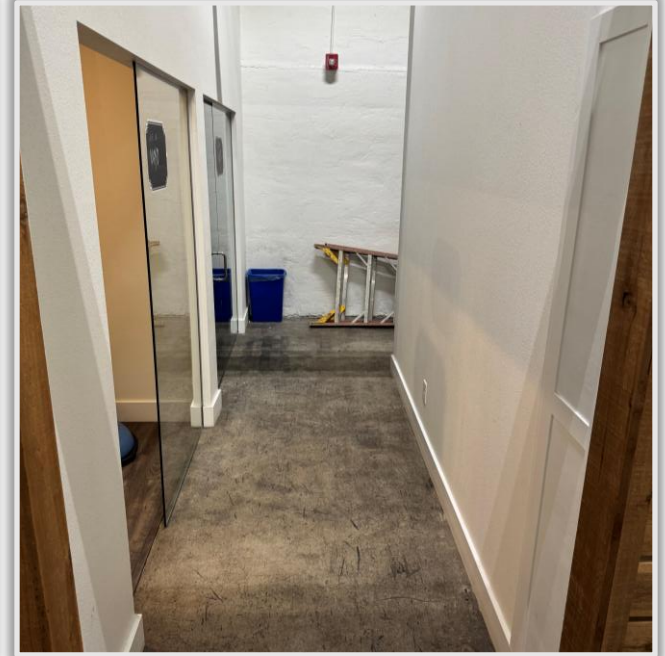
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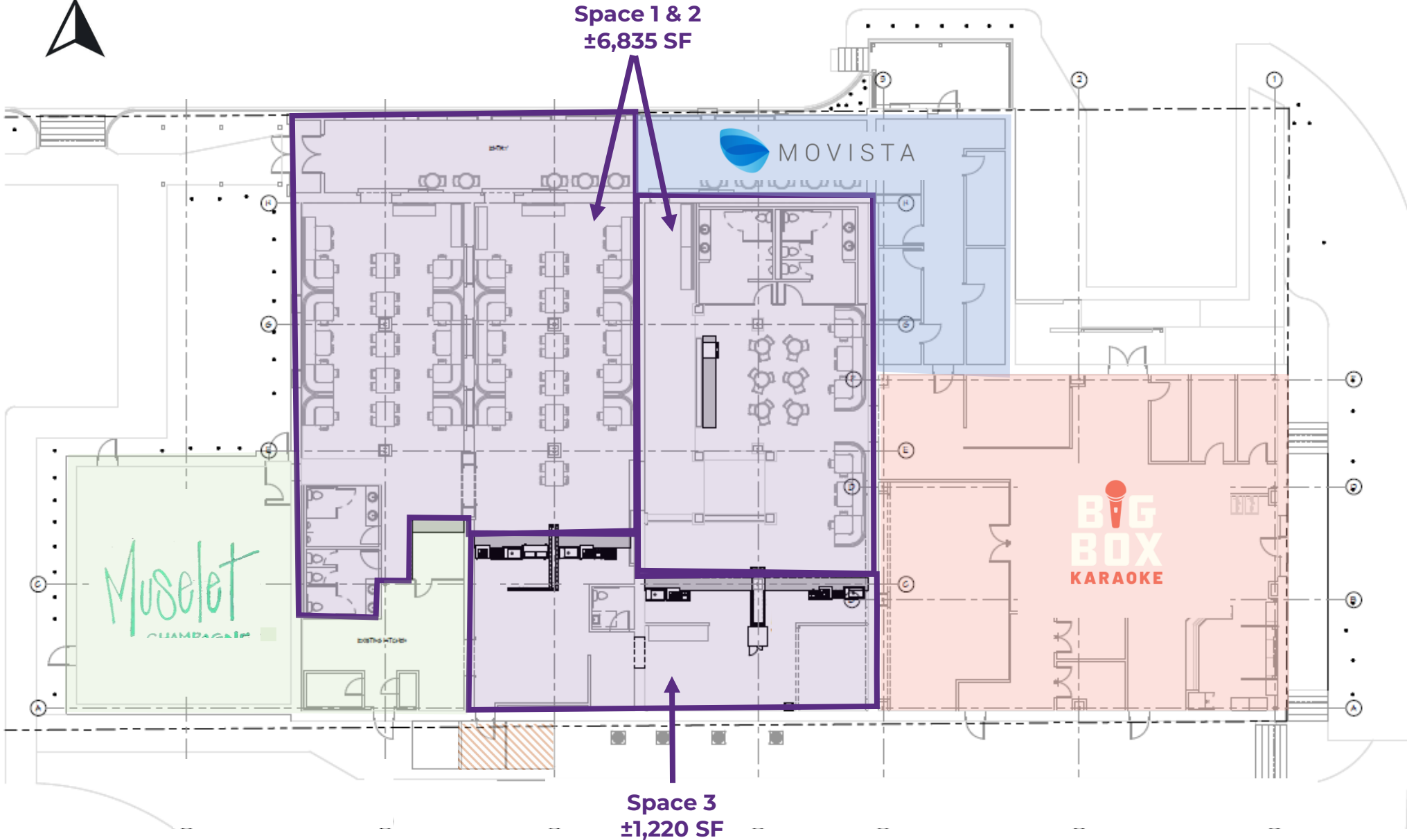
LOOKING NORTHWEST











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*

	3 MILES	5 MILES	10 MILES
Population	48,375	112,427	242,590
Households	19,262	42,120	89,297
Average Age	36.0	35.5	36.9
Average Household Income	\$121,102	\$123,225	\$122,132
Businesses	2,313	4,085	6,302

**Demographic details based on property location*

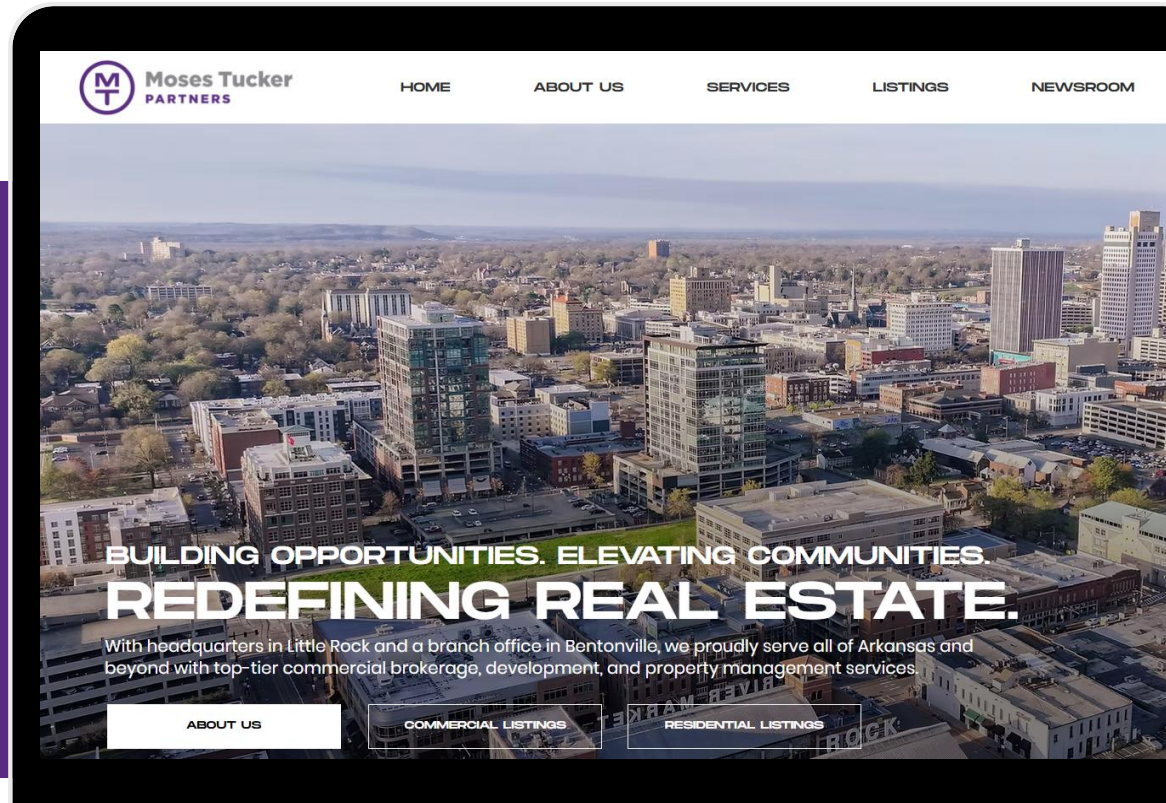
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