

# OFFICE SPACE | FOR LEASE

1007 SW A St | Bentonville, AR



**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

Suite 7: 1,500 SF

## PRICE

\$32 PSF | NNN

## COMMENTS

- Walking distance to the Walmart Home Office, the Momentary, new Thaden School, and 8th St Market
- Fully Furnished Loft Style Office Space
- 5 Offices, Conference Room, and Reception Area

## 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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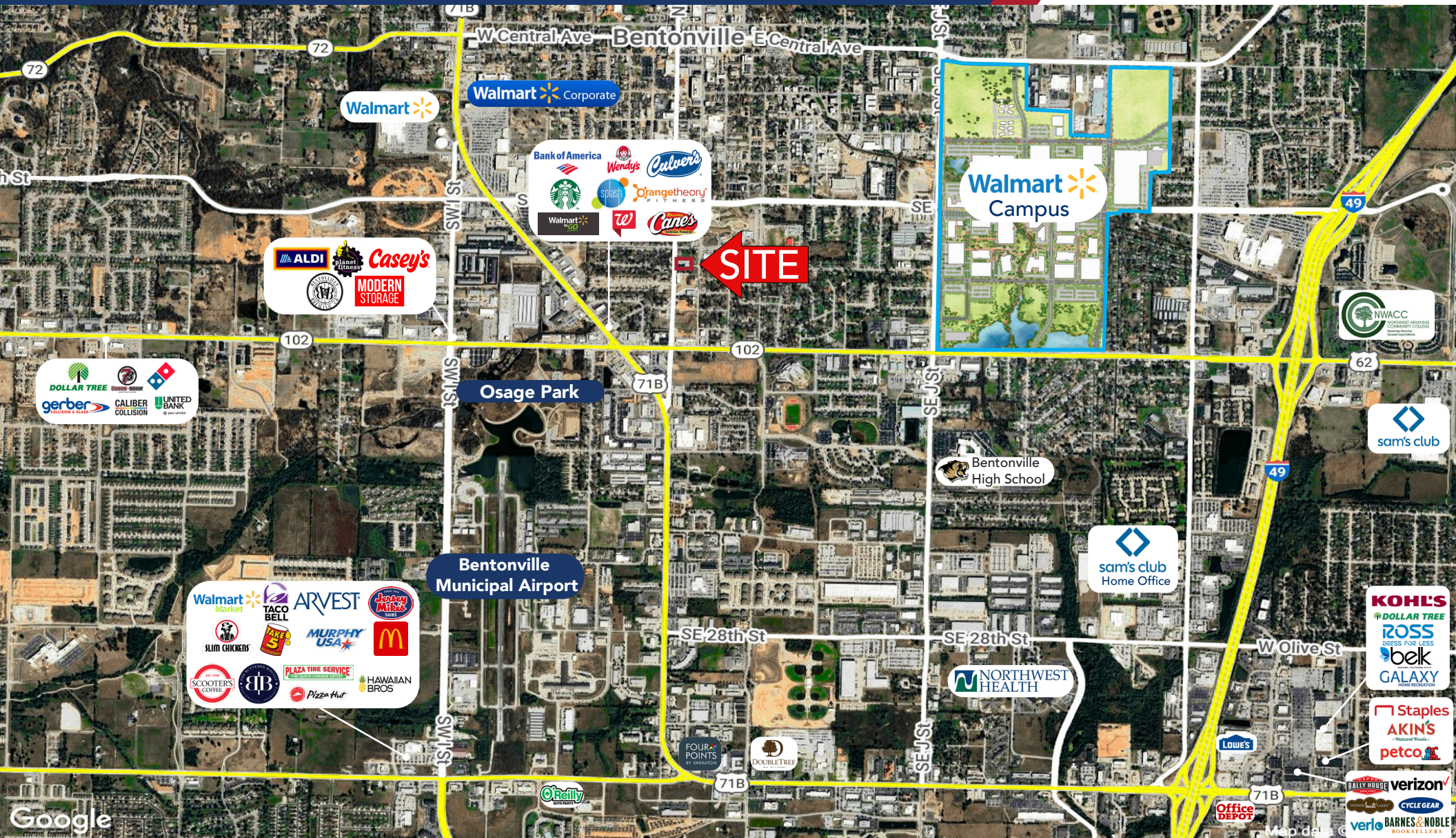
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
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**CHAINLINKS**  
RETAIL ADVISORS