207 S Main St l Bentonville, AR





### **MATT HAIRSTON**

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### **CRAIG SOOS**

207 S Main St l Bentonville, AR

## **AVAILABLE**

±4,782 SF

## **PRICE**

\$3,850,000

### **COMMENTS**

- Unmatched Location & Foot Traffic Situated steps from the Bentonville Square and Crystal Bridges corridor, the area draws constant local and tourist activity, driving strong retail and office demand.
- High-Growth Market Downtown Bentonville continues to see rapid appreciation fueled by major corporate presence (Walmart HQ expansion) and steady population and income growth.
- Vibrant Mixed-Use Environment Surrounded by award-winning restaurants, boutique retail, Class A office, and new residential developments, offering exceptional visibility and synergy for any business or investment.
- Unlock Full Potential Zoned for Five Stories.

## **DEMOGRAPHICS**

|                      | 1 MILE    | 3 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION   | 8,420     | 49,466    | 110,200   | 245,597   |
| AVERAGE HH<br>INCOME | \$161,101 | \$142,033 | \$143,438 | \$137,961 |
| TOTAL HH             | 3,670     | 20,199    | 42,675    | 93,734    |

## **TRAFFIC COUNTS**

S Main St - 3,500 VPD





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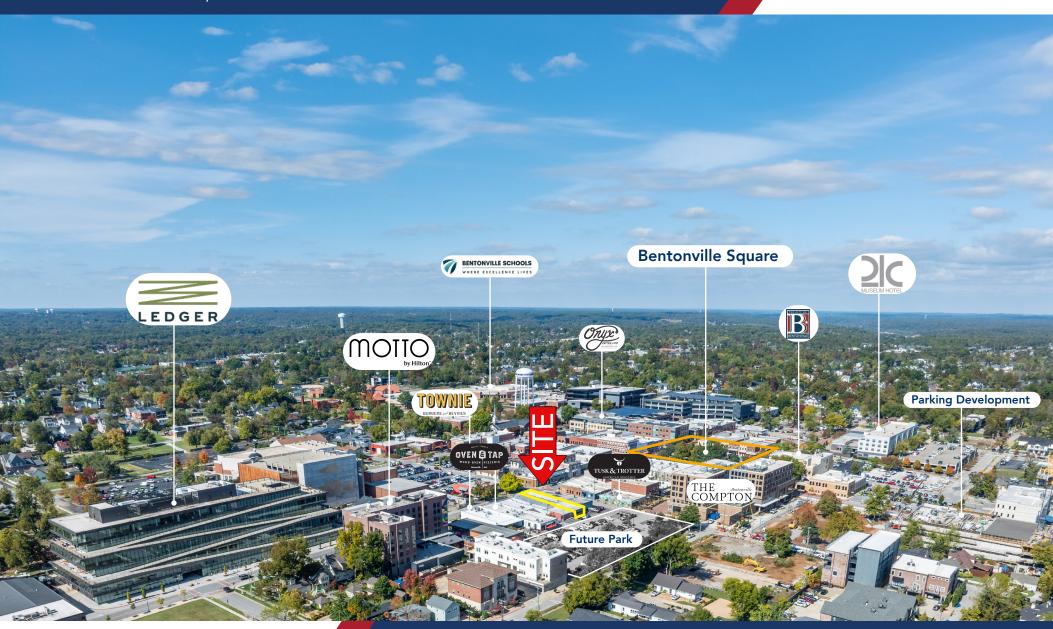


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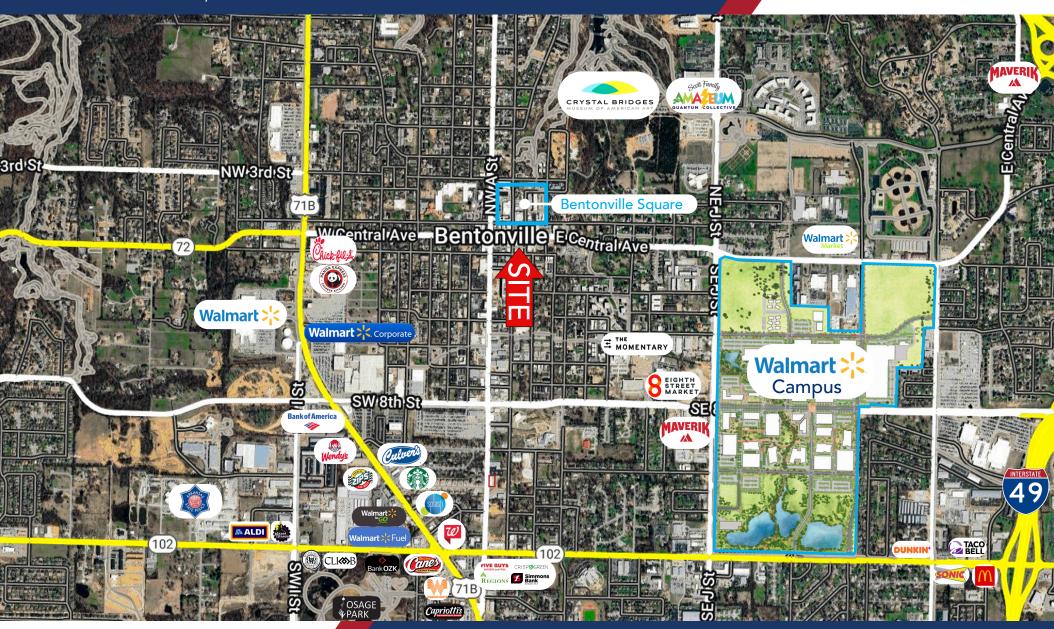


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#### ABOUT KELLEY COMMERCIAL PARTNERS

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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