

Drive-Thru Opportunity

Bentonville, AR

1101 SW Regional Airport Blvd
Bentonville, AR 72712
www.cbre.com/fayetteville

For Sale



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Property Details

- + Size: ±500 SF | ±0.81 AC
- + Listing Price \$1,500,000
- + Zoning: C-2
- + High visibility:
 - Site at corner of SW Regional Airport Blvd (39,000 VPD) & Eden Brooke St
- + Current use: Drive-Thru Coffee Shop:
- + Desirable Location:
 - Located across the street from Walmart Neighborhood Market
 - 10 Minutes to Walmart HQ
 - 12 Minutes to Pinnacle Hills Office District



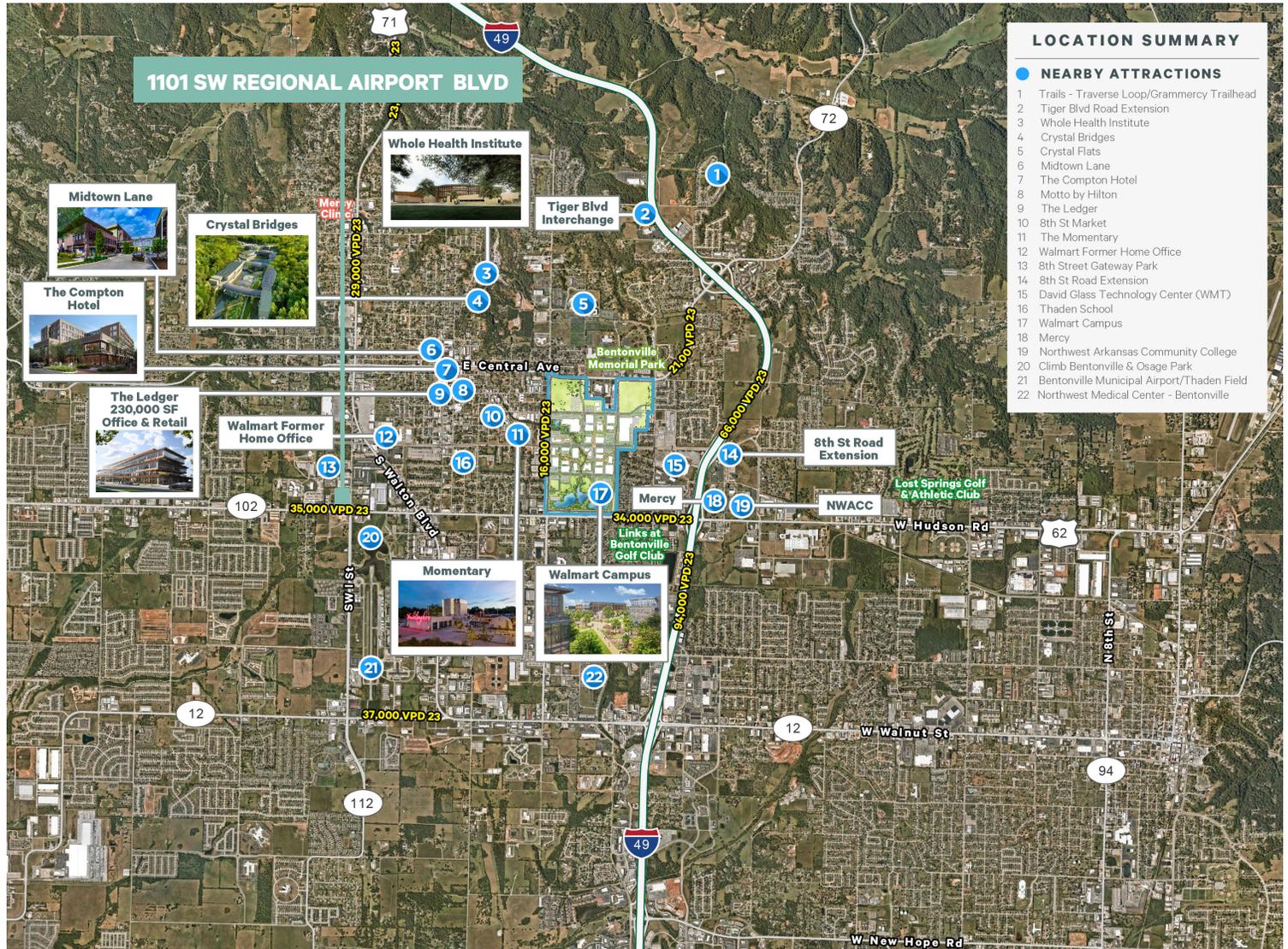
2024 Demographics	1 mile	3 miles	5 minutes
Population - Current Year Estimate	8,358	55,803	21,565
Households - Current Year Estimate	3,184	22,024	7,972
Average Household Income	\$156,322	\$139,383	\$151,611
Employees	3,695	52,979	16,343



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Contact Us

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