



FOR SALE OR LEASE

RESTAURANT BUILDING

1500 SE Eagle Way | Bentonville, AR 72712

Property Highlights

- Sales Price: \$3,100,000
- Lease Rate: \$50.00/SF NNN
- 3,298 SF ± QSR with drive through and north-facing patio
- Built in 2024
- Parking Spots: 39 Spaces - 12.1/1,000 SF Ratio
- Monument signage
- Located across the street from Northwest Arkansas Community College (9,000+ students)
- Located within a mile of Walmart's new global HQ
- Close proximity to I-49 VPD: 76,000

For more information, please contact:

Colby Hoagland

303 218 8260

choagland@sagepartners.com

Olivia Funderburk

417 818 6875

ofunderburk@sagepartners.com

Aaron Nicholson

501 230 6639

anicholson@sagepartners.com

479 845 3000

sagepartners.com

*information deemed reliable but not guaranteed

PROPERTY INFORMATION 1500 SE EAGLE WAY | BENTONVILLE, AR 72712



CUSHMAN & WAKEFIELD



INFOGRAPHICS WITHIN 1-MILE RADIUS

7,232

Population

35.7

Median Age



2.4

Average Household Size

\$75,115

Median Household Income

195

Total Businesses

3,667

Total Employees

INFOGRAPHICS WITHIN 3-MILE RADIUS

53,108

Population

35.1

Median Age



2.4

Average Household Size

\$77,328

Median Household Income

3,234

Total Businesses

57,991

Total Employees

INFOGRAPHICS WITHIN 5-MILE RADIUS

125,574

Population

34.5

Median Age



2.5

Average Household Size

\$95,905

Median Household Income

5,480

Total Businesses

85,483

Total Employees



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

