

# OFFICE SPACE FOR LEASE

South Walton Plaza | 203 SE 22nd St | Bentonville, AR 72712



KELLEY COMMERCIAL  
PARTNERS

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## AVAILABLE

Suite 5: ±1,300 SF

## PRICE

\$17.50 PSF | Modified Gross

## COMMENTS

- Move-in Ready Office Space with kitchenette, restroom, conference room, and 4 private offices
- Less than 2 miles from the new Walmart Home Office
- Ample Parking
- Located in the heart of one of Bentonville's most active Office corridors, near top employers, retail, and dining options
- Prime business district location, easy access to SE Walton Blvd, the Walmart Campus, and I-49

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,233	50,945	123,965	227,857
AVERAGE HH INCOME	\$106,829	\$88,354	\$96,197	\$92,540
TOTAL HH	1,141	20,172	46,959	85,200

## TRAFFIC COUNTS

SE Walton Blvd - 37,228 VPD



\*Measurements are approximated



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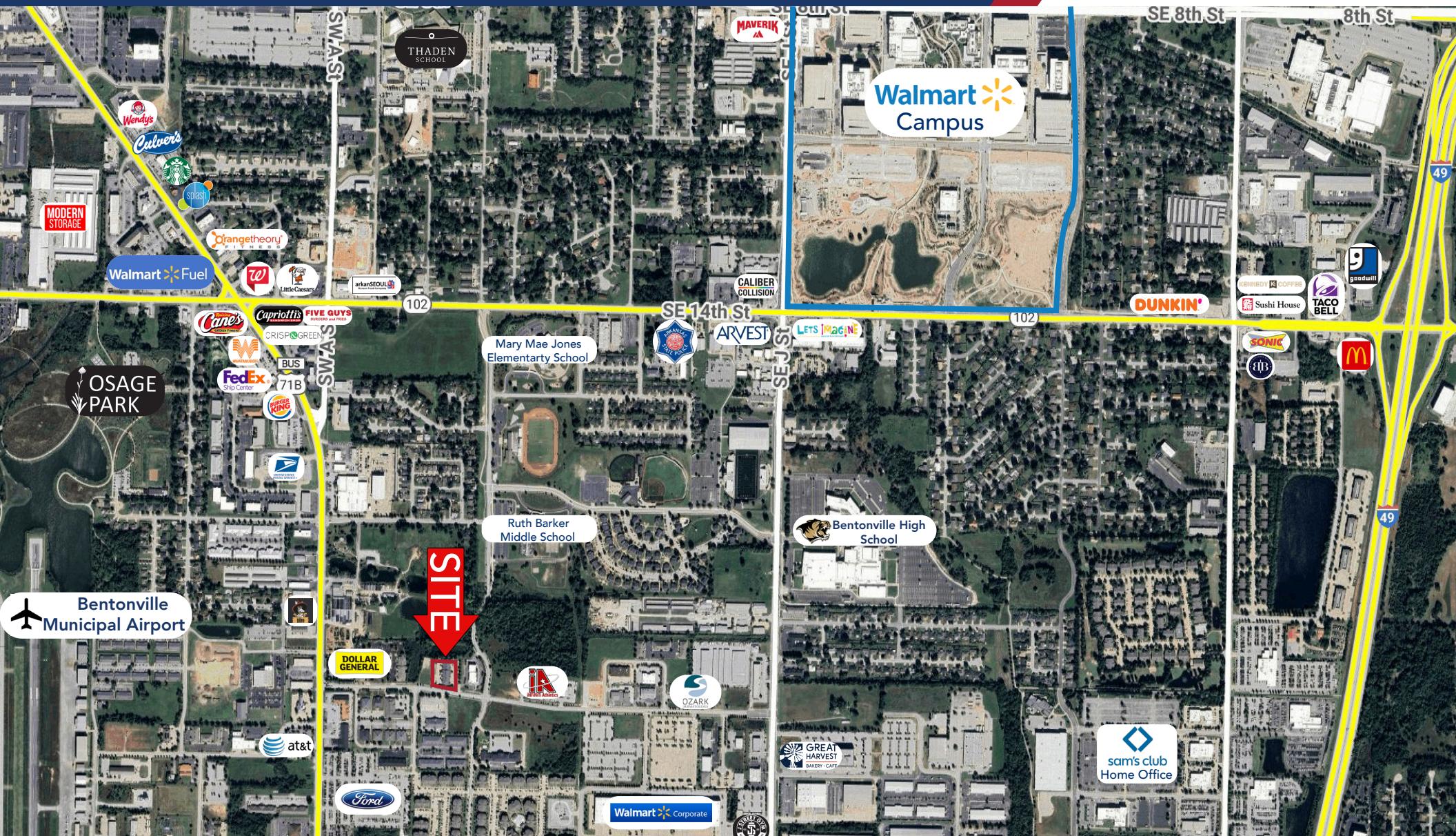
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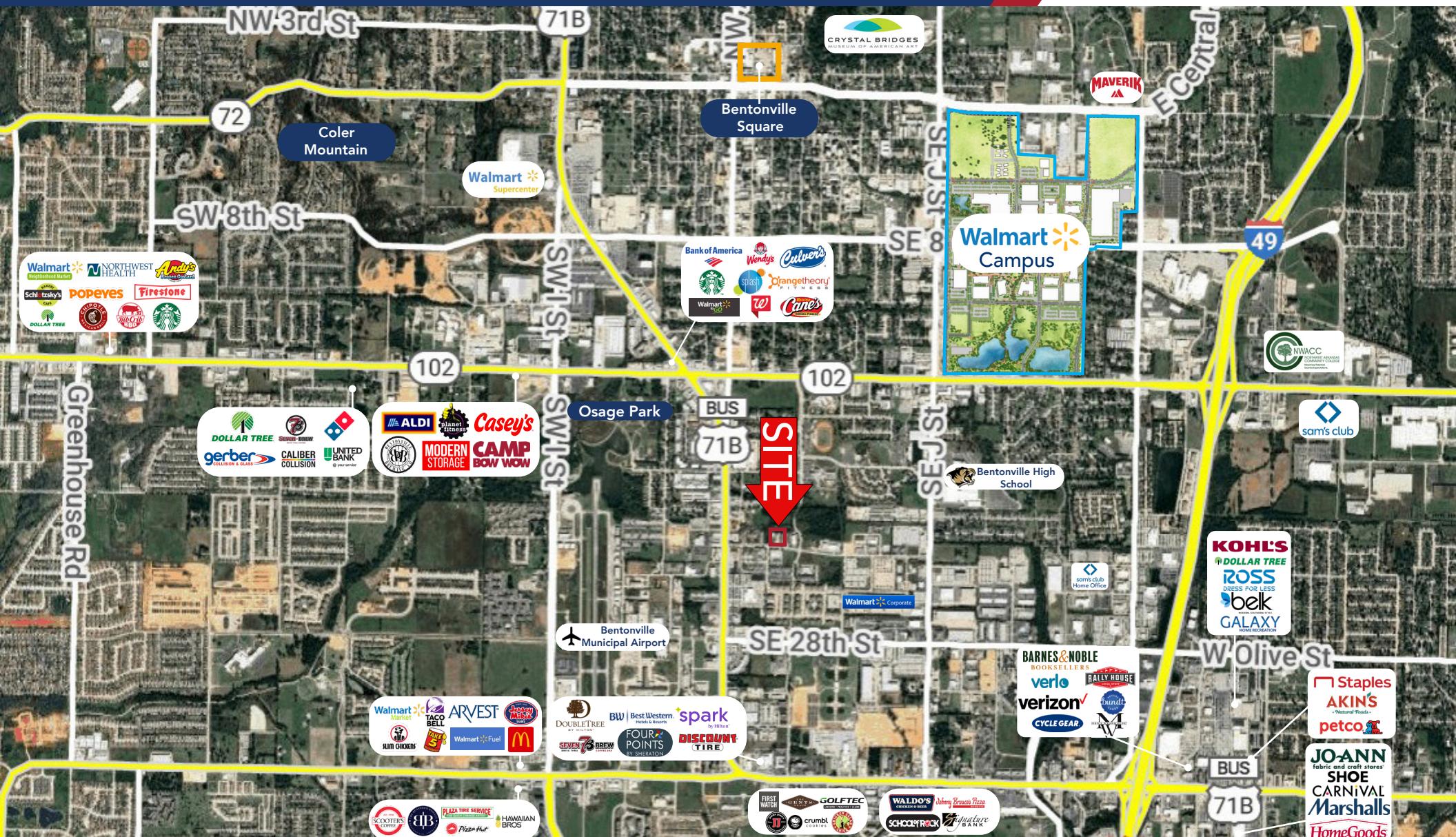
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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425 W. Capitol Avenue, Suite 300  
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