



FOR LEASE

Asking Rate:

\$27.75
PSF NNN

Contact us:

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Colliers

Accelerating success.

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2401 SE J Street

Bentonville, Arkansas

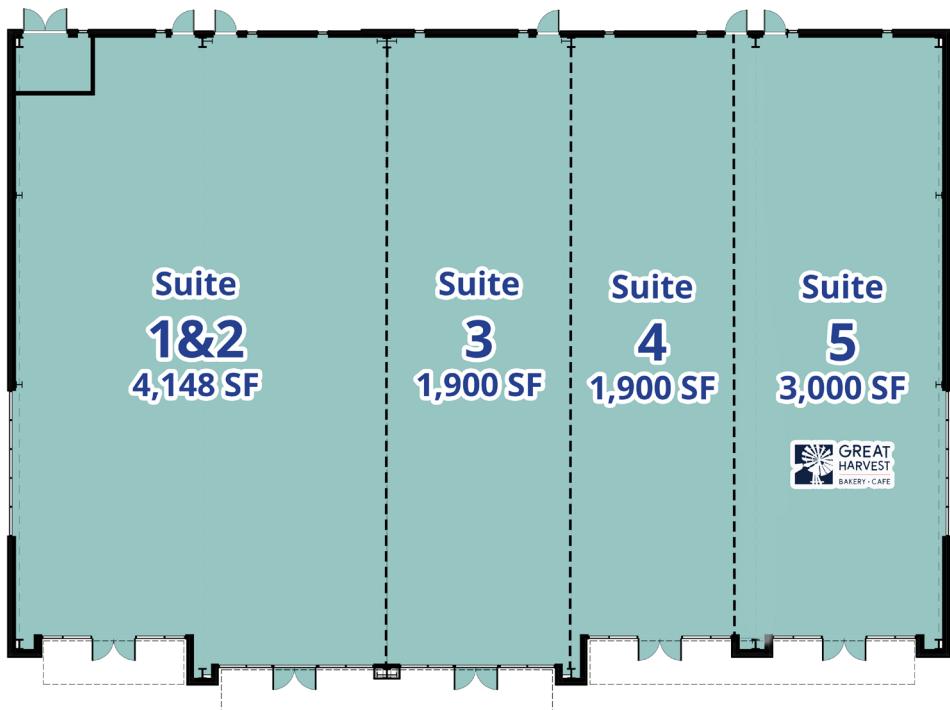
Property Amenities

- Up to 3,800 square feet available for lease
- Highly visible SE J Street frontage
- Near the future 350-acre Walmart Home Campus
- 49 parking spaces
- Spaces can be combined
- Drive thru opportunities on end-caps

New construction building for lease on SE J Street ideal for office, retail or medical uses. Located in the prime retail and commercial corridor of Bentonville, Arkansas and is well positioned to capitalize on the growth and excitement surrounding the 350-acre Walmart Home Office campus located approximately 0.5 miles north. Centered between the high-growth areas of central Bentonville and the bustling S Walton Blvd corridor.



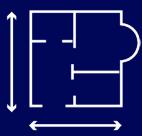
Leasing Plan



| Suite # | SF | Rate |
|---------|-------|---------|
| Suite 1 | 4,148 | Leased |
| Suite 2 | | |
| Suite 3 | 1,900 | \$27.75 |

| Suite # | SF | Rate |
|---------|-------|---------|
| Suite 4 | 1,900 | \$27.75 |
| Suite 5 | 3,000 | Leased |

Property Features



In-line suites available



Near future Walmart Home Office & Layout Center



Near restaurants & retail



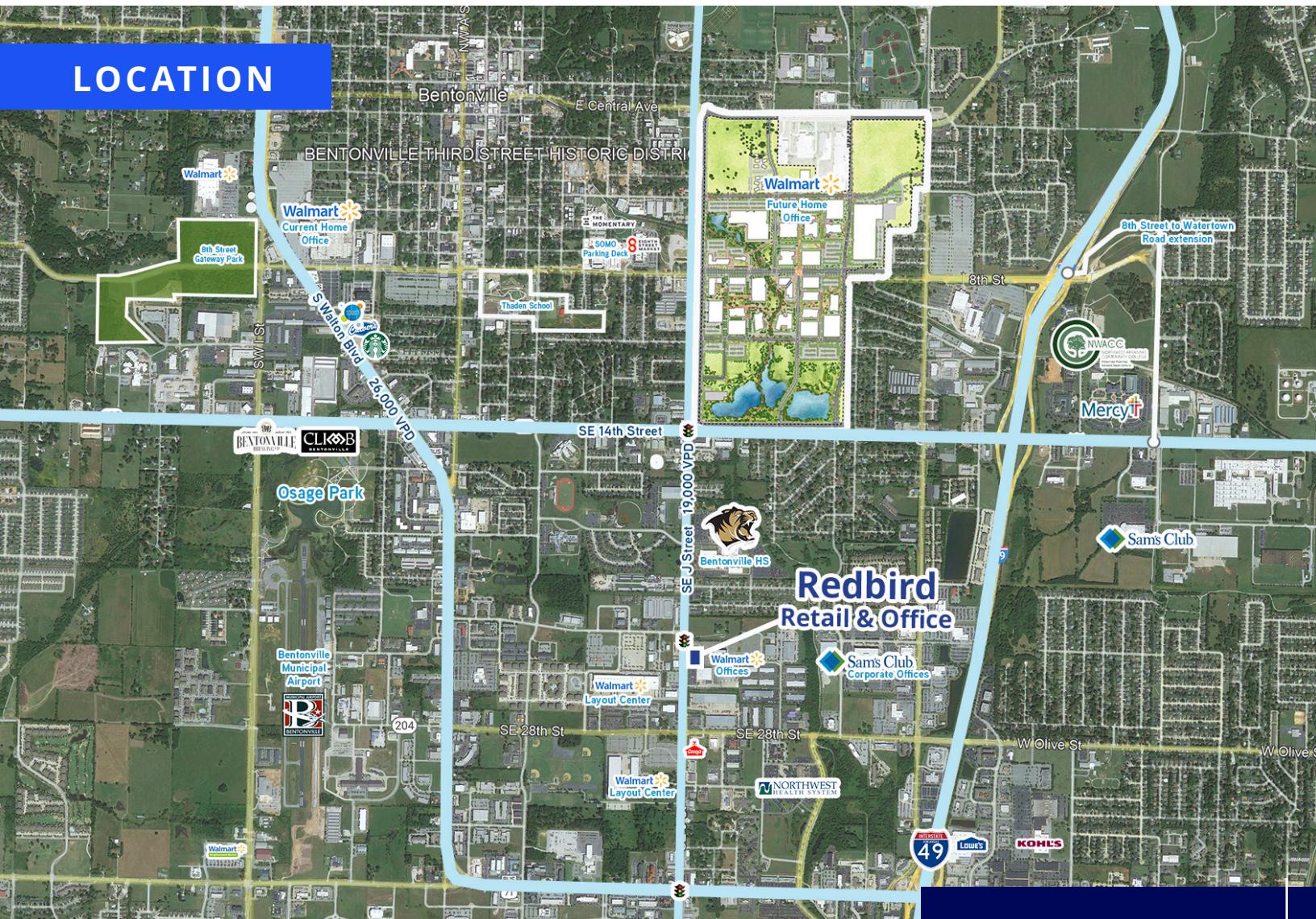
Quick access to Interstate 49



Ample parking



LOCATION



The property benefits from its proximity to the Walmart Home Office including 350 acres, consisting of office, green space, hotels and retail open to the public. Bentonville continues to grow into a "live, work, play" sub-market where residents often do not leave a three-mile radius around their home and office daily. New projects include The Ledger and Peloton office buildings, A Street Promenade, and future Whole Health Institute of Medicine.

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|-----------|-----------|
| Population (2024) | 5,200 | 57,416 | 125,920 |
| Projected Population (2029) | 5,224 | 61,967 | 134,865 |
| Average HH Income (2024) | \$76,501 | \$116,421 | \$128,306 |
| Proj. Average HH Income (2029) | \$85,535 | \$132,001 | \$145,002 |
| Average HH Size (2024) | 2.19 | 2.49 | 2.63 |

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