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# OFFICE/RETAIL SPACE FOR LEASE

## 805 S Walton Blvd, Bentonville, AR



**CONTACT US TODAY**  
479.271.6118 | [mosestucker.com](http://mosestucker.com)



## Property Understanding

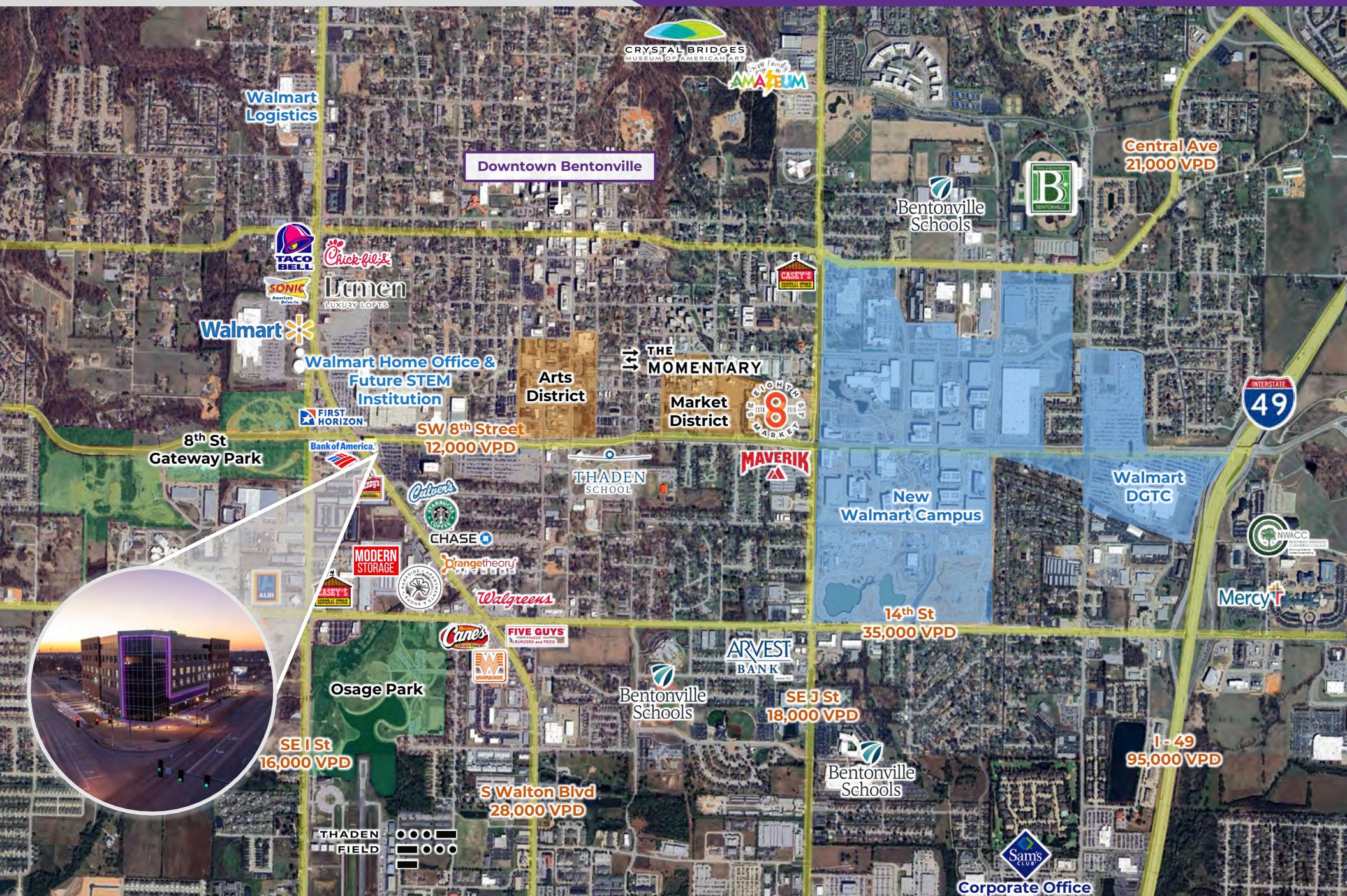
### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate &amp; Type</b>	\$35.00/SF   Full Service
<b>Address</b>	805 S Walton Blvd
<b>City/State</b>	Bentonville, AR 72712
<b>Property Type</b>	Office/Retail
<b>Space Available</b>	<ul style="list-style-type: none"> <li>○ 1<sup>st</sup> Floor Shell Space – ±2,306 RSF (Retail/Office)</li> <li>○ 5<sup>th</sup> Floor Shell Space – ±3,780 RSF (Office)</li> <li>○ Suite 520 – ±3,029 RSF (2<sup>nd</sup> Generation Office)</li> </ul>
<b>TI Allowance</b>	\$55.00/SF (Shell space only)
<b>Traffic Count</b>	<ul style="list-style-type: none"> <li>○ S Walton Blvd – 28,000 VPD</li> <li>○ SW 8<sup>th</sup> St – 12,000 VPD</li> </ul>

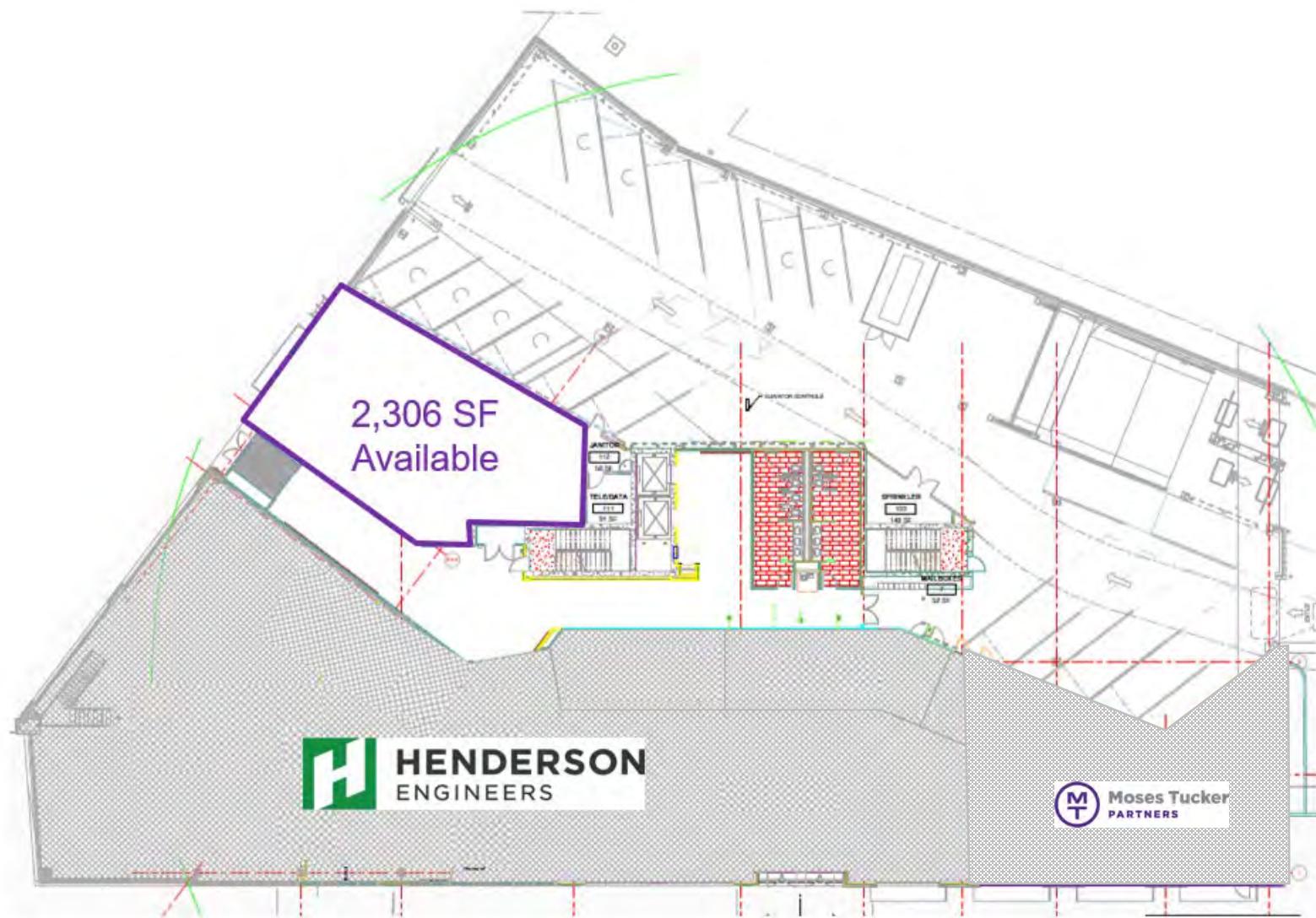
### PROPERTY HIGHLIGHTS

- Located on the signalized corner of S Walton Blvd (28,000 VPD) and SW 8<sup>th</sup> Street (12,000 VPD)
- Class A office building with covered parking garage
- Across from Walmart Home Office which will be the future location of a new STEM education institution for the next generation of innovators, builders, and entrepreneurs
- Within walking distance to Osage Park and the new 100-acre 8<sup>th</sup> Street Gateway Park
- Numerous national retailers in the immediate area, such as Walgreens, Walmart, McDonald's, Chick-fil-A, Panda Express, Starbucks, Culver's, Wendy's, Raising Cane's, Whataburger, and Five Guys Burgers and Fries, among others

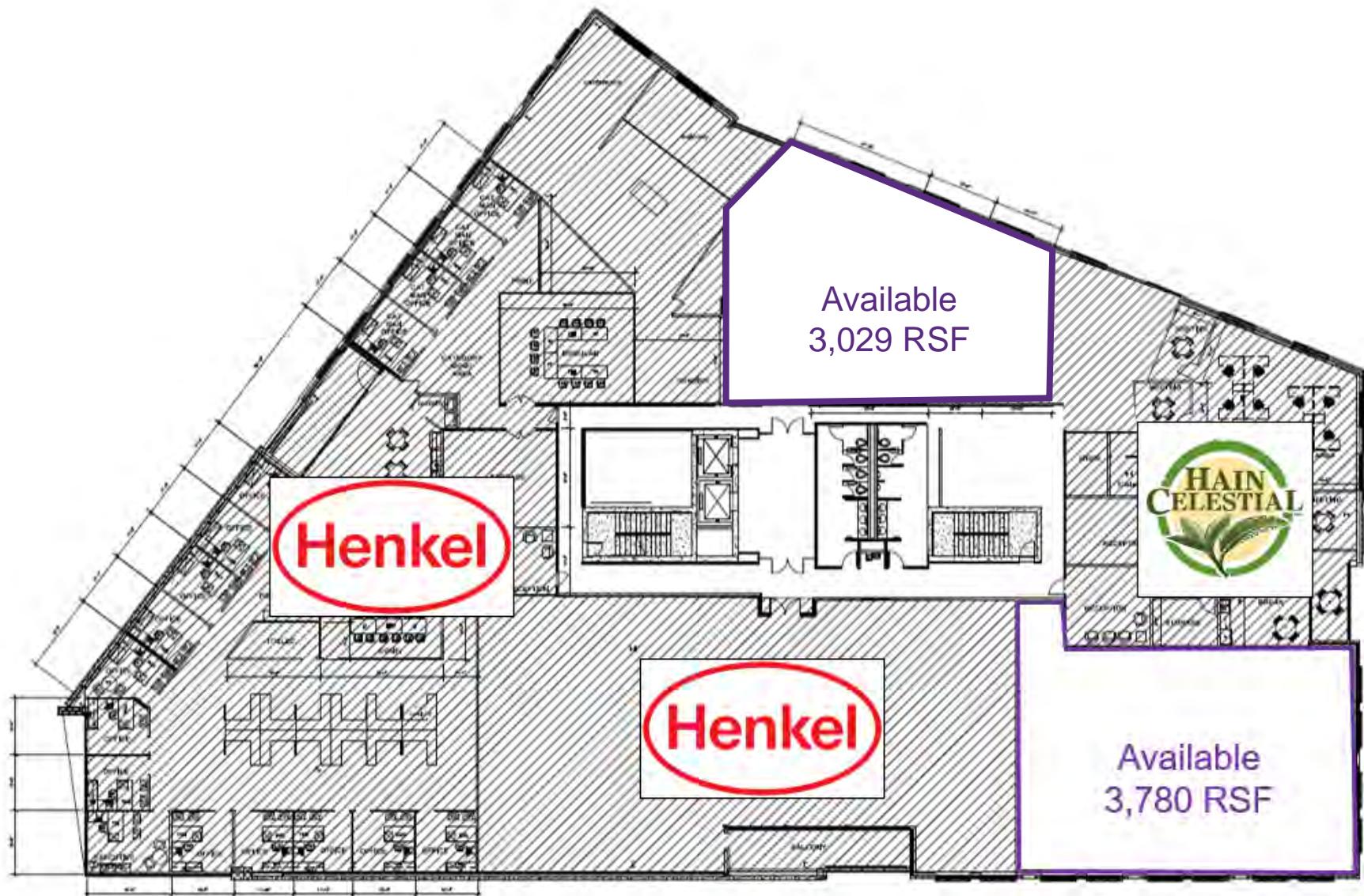




## 1st Floor



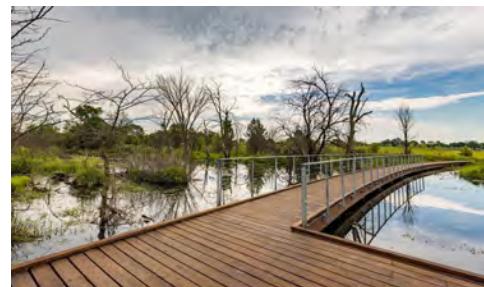
## 5th Floor



## Osage Park

Osage Park is a vibrant urban destination where nature and recreation come together. Stroll the floating boardwalks through the park's wetland ecosystem, let your pup run free at the expansive dog park, enjoy a match at the 8-court pickleball complex, or experience one-of-a-kind programming at The Quiver Archery Range.

The mission was to provide a unique urban park that blends natural beauty, outdoor adventure, and inspiring spaces that take flight. The park strives to connect the community with the Ozark wetlands, outdoor recreation, and the spirit of flight.



## 8<sup>th</sup> Street Gateway Park

8th Street Gateway Park is a nearly 100-acre urban park in Bentonville, designed to blend outdoor recreation with ecological restoration. The park will feature beginner-friendly mountain bike trails, a world-class skatepark, nature-inspired playgrounds, a great lawn, and event plazas, while also restoring wetlands, meadows, and woodlands. Serving as a western anchor for the city's trail network, it will connect to Coler Preserve, Osage Park, and beyond with more than 12 miles of paths. Construction is underway with an expected opening in late 2026, positioning the park as Bentonville's version of a "Central Park."





## Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazeum.

### DEMOGRAPHICS\*

**Population**

**3 MILES**

**5 MILES**

**10 MILES**

59,664

115,397

248,261

**Households**

22,843

44,194

104,834

**Average Age**

34.7

35.3

37.1

**Average Household Income**

\$137,131

\$135,146

\$129,236

**Businesses**

2,233

3,760

6,343

\*Demographic details based on property location



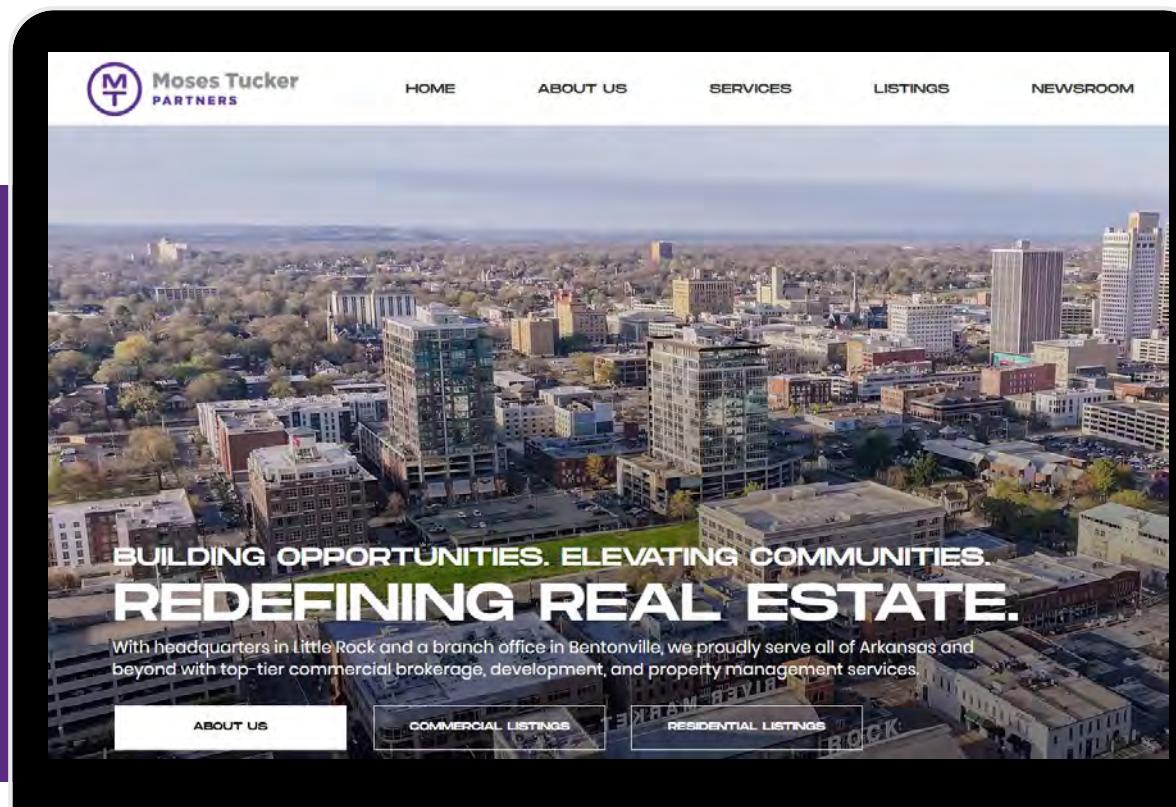
# CONNECT

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