

# BENTONVILLE SQUARE OFFICE FOR LEASE

207 S Main St | Bentonville, AR



**KELLEY COMMERCIAL PARTNERS**

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## AVAILABLE

±4,782 SF

## PRICE

\$40 PSF | NNN

## COMMENTS

- **Unmatched Location & Foot Traffic** – Situated steps from the Bentonville Square and Crystal Bridges corridor, the area draws constant local and tourist activity, driving strong retail and office demand.
- **High-Growth Market** – Downtown Bentonville continues to see rapid appreciation fueled by major corporate presence (Walmart HQ expansion) and steady population and income growth.
- **Vibrant Mixed-Use Environment** – Surrounded by award-winning restaurants, boutique retail, Class A office, and new residential developments, offering exceptional visibility and synergy for any business or investment.
- **Unlock Full Potential** — Zoned for Five Stories.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,420	49,466	110,200	245,597
AVERAGE HH INCOME	\$161,101	\$142,033	\$143,438	\$137,961
TOTAL HH	3,670	20,199	42,675	93,734

## TRAFFIC COUNTS

S Main St - 3,500 VPD



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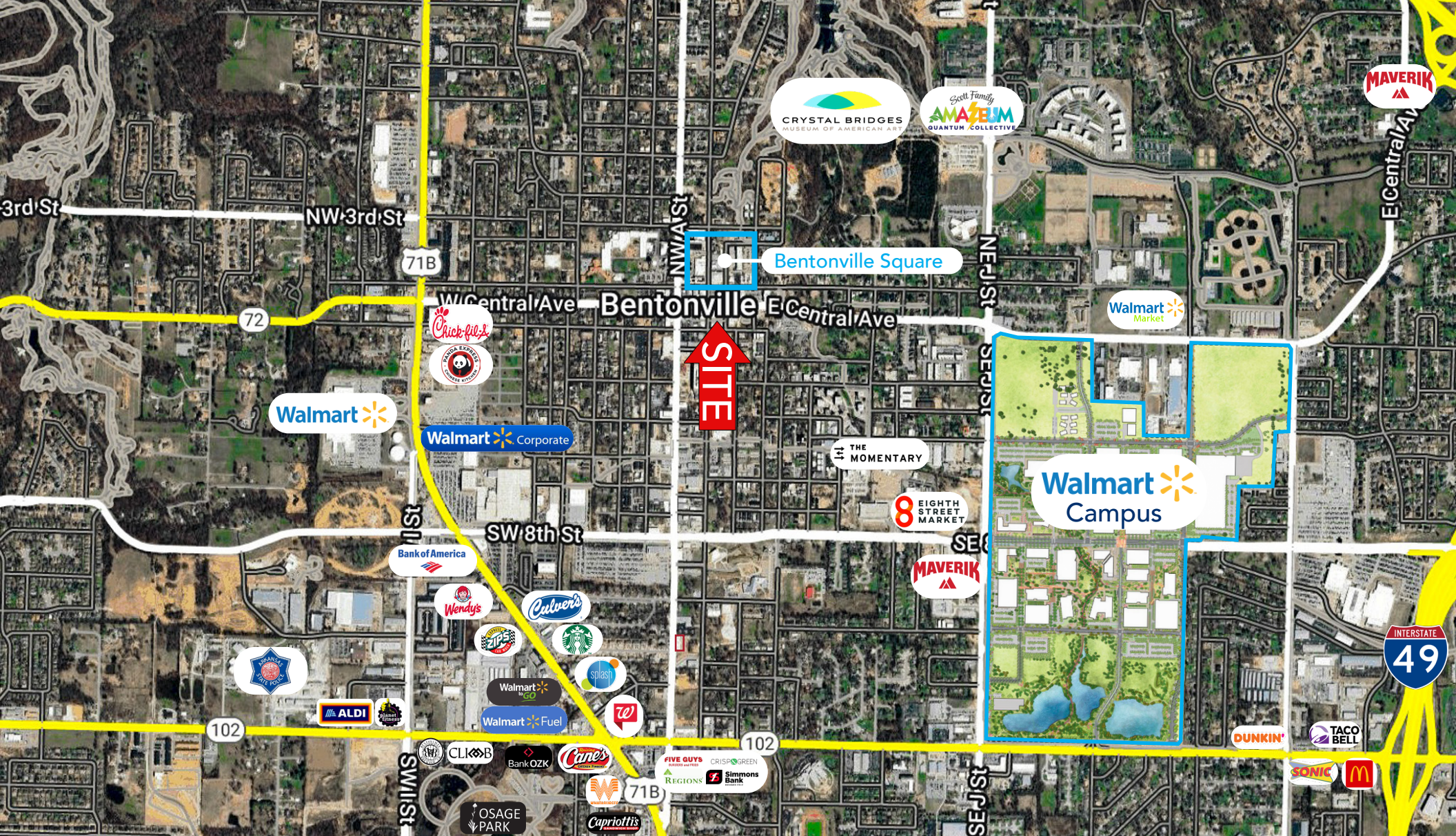


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## ABOUT KELLEY COMMERCIAL PARTNERS

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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4100 Corporate Center Drive, Suite 101  
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