



Blue
Crane

TOWN BRANCH

300 SE D STREET

ABOUT TOWN BRANCH

Located in the heart of downtown Bentonville, Town Branch is a thoughtfully developed live/work/play community designed to foster connection and serve the city's growing population of young professionals, cycling enthusiasts, and new residents. Just steps from key destinations like the Walmart Home Office, Crystal Bridges Museum, Bentonville Square, The Momentary, and 8th Street Market, Town Branch offers unmatched walkability and access.

Surrounded by a vibrant mix of restaurants, bars, shops, greenways, and innovative coworking hubs like The Ledger—home to the world's first bikeable building—Town Branch provides both commercial and retail tenants with a front-row seat to the city's energy. The property also benefits from year-round community programming, including concerts and festivals at The Momentary, "First Fridays," the Bentonville Farmers Market, and numerous cycling events that activate the neighborhood and draw locals and visitors alike.



OFFERING

Lease Rate:	\$32.00 SF/YR + NNN
Available Space:	1,411 - 2,245 total RSF
Property Type:	Retail
Location:	Downtown Bentonville
Tenant Improvements:	\$50/SF on 5 year term
Year Completed:	2024

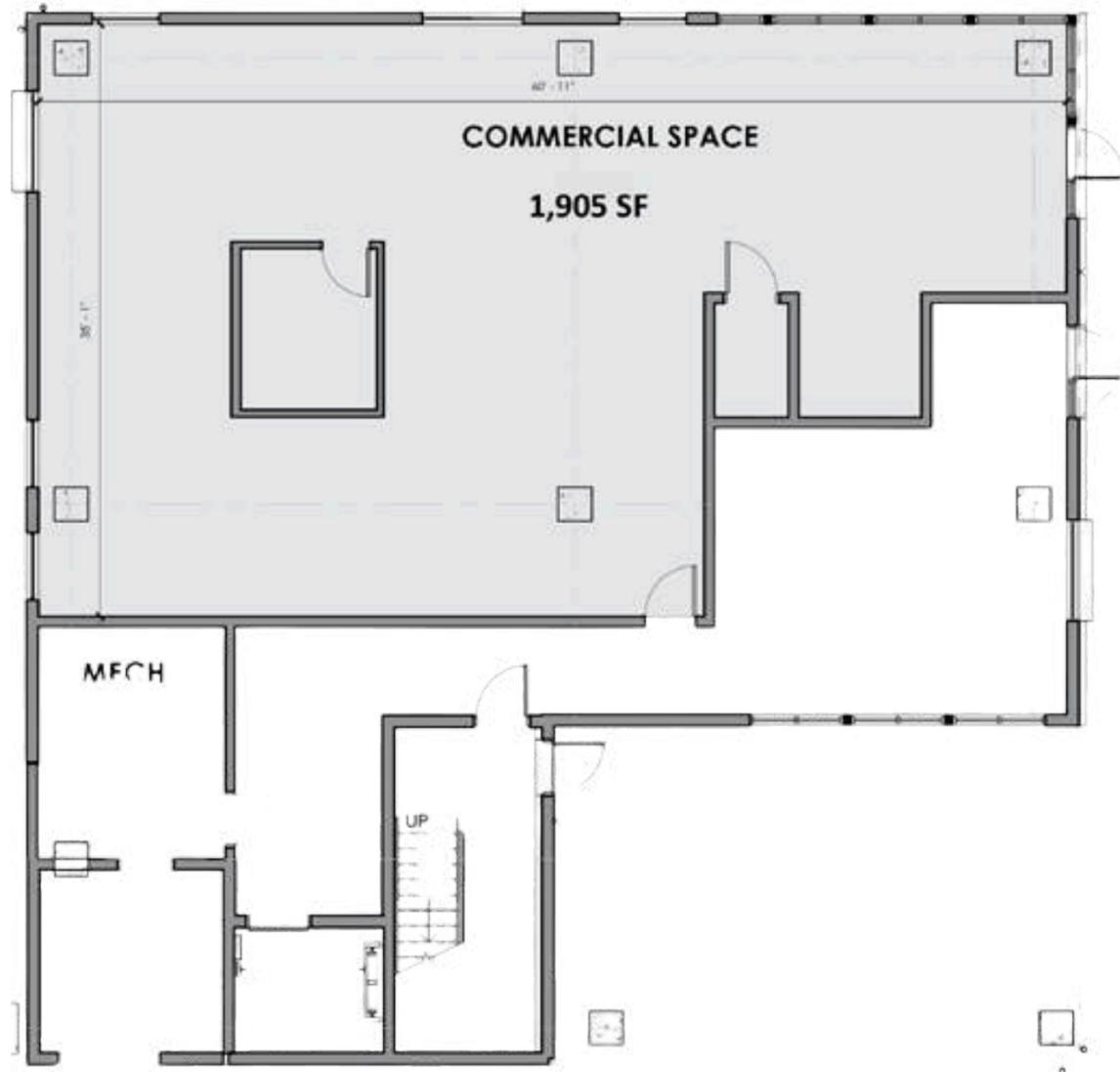
FEATURES

- Development includes 12,449 SF of commercial and retail space
- 359 apartment units on site with built-in customer base
- 2,000 homes within a ½-mile walkable radius
- A true Live/Work/Play development with apartments above commercial spaces
- Direct access to the NWA Greenway with adjacent hard and soft bike trails
- Walkable to Walmart HQ, The Momentary, 8th Street Market, and downtown amenities
- 25% off apartment rent when signing a commercial lease



UNIT 1.03

FLOORPLAN



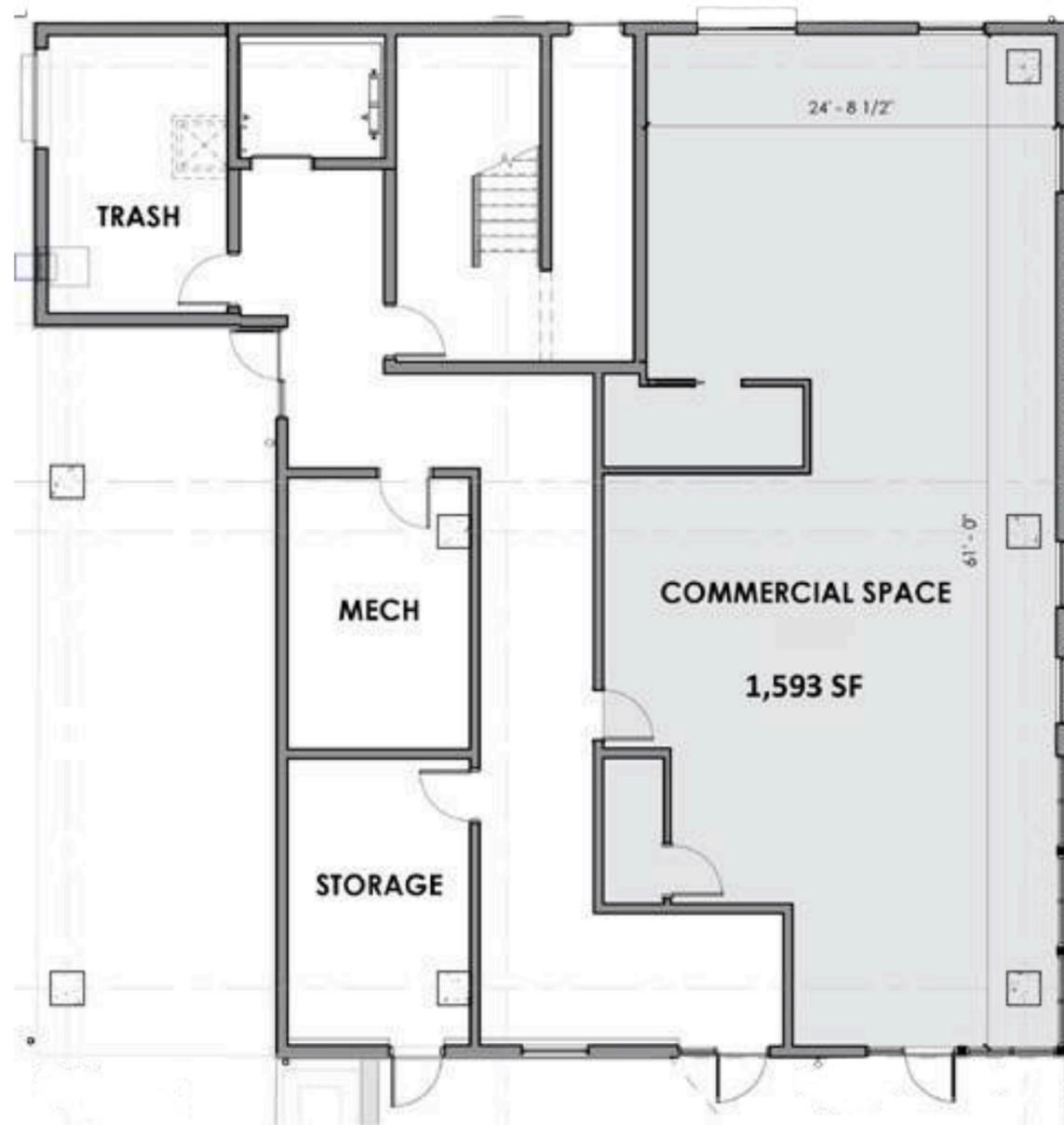
COMMERCIAL RETAIL

- 1,905 sf rentable space
- Office / Retail Space, F&B Possible
- Shared outdoor patio
- Plumbing for 2 Restrooms
- SE 3rd Store Front



UNIT 1.05

FLOORPLAN



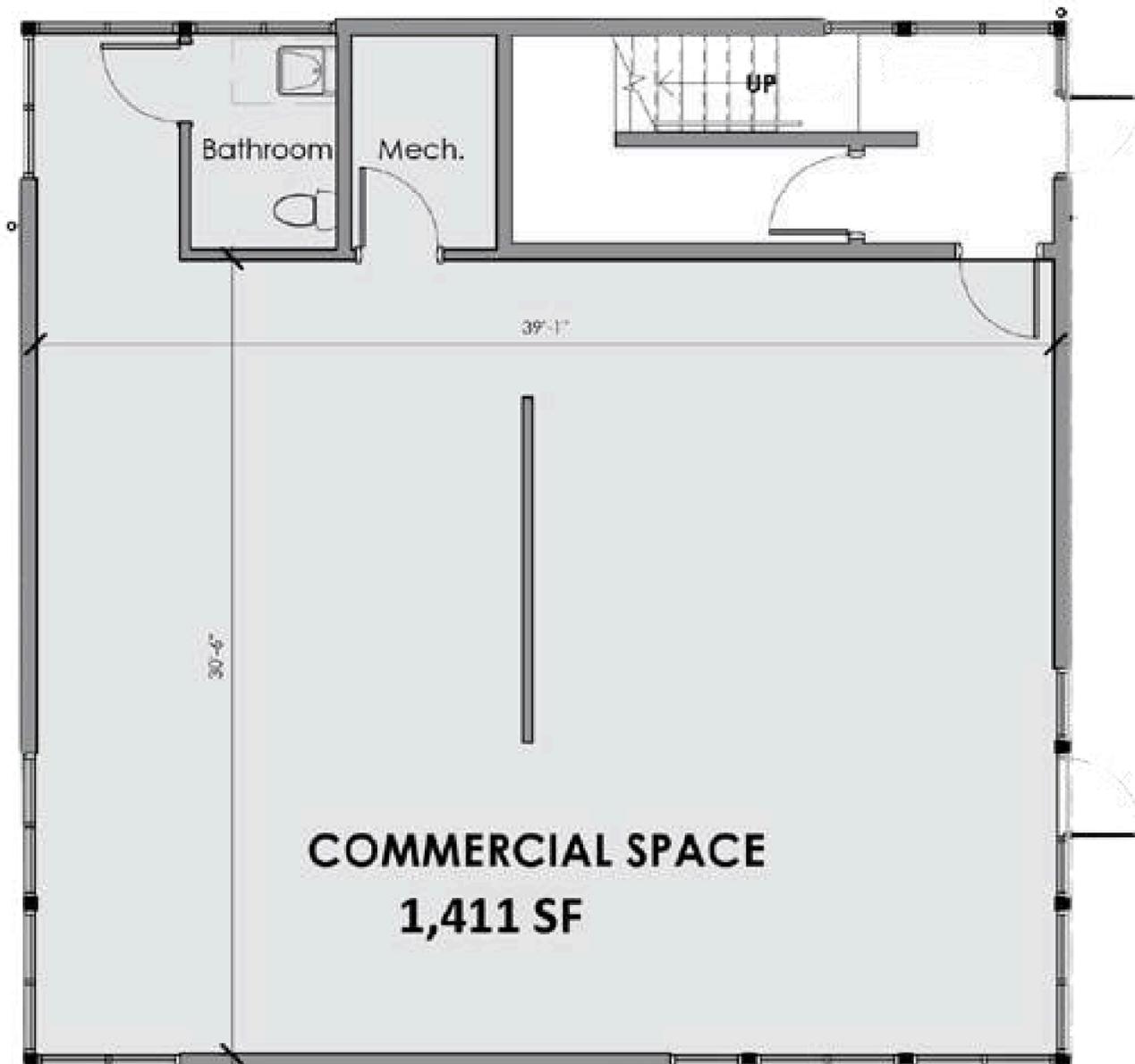
COMMERCIAL RETAIL

- 1,593 sf rentable space
- Commercial Retail / Office
- Shared outdoor patio
- Plumbing for 2 Restrooms
- SE 3rd Store Front
- Frontage on NWA Greenway



UNIT 1.06

FLOORPLAN



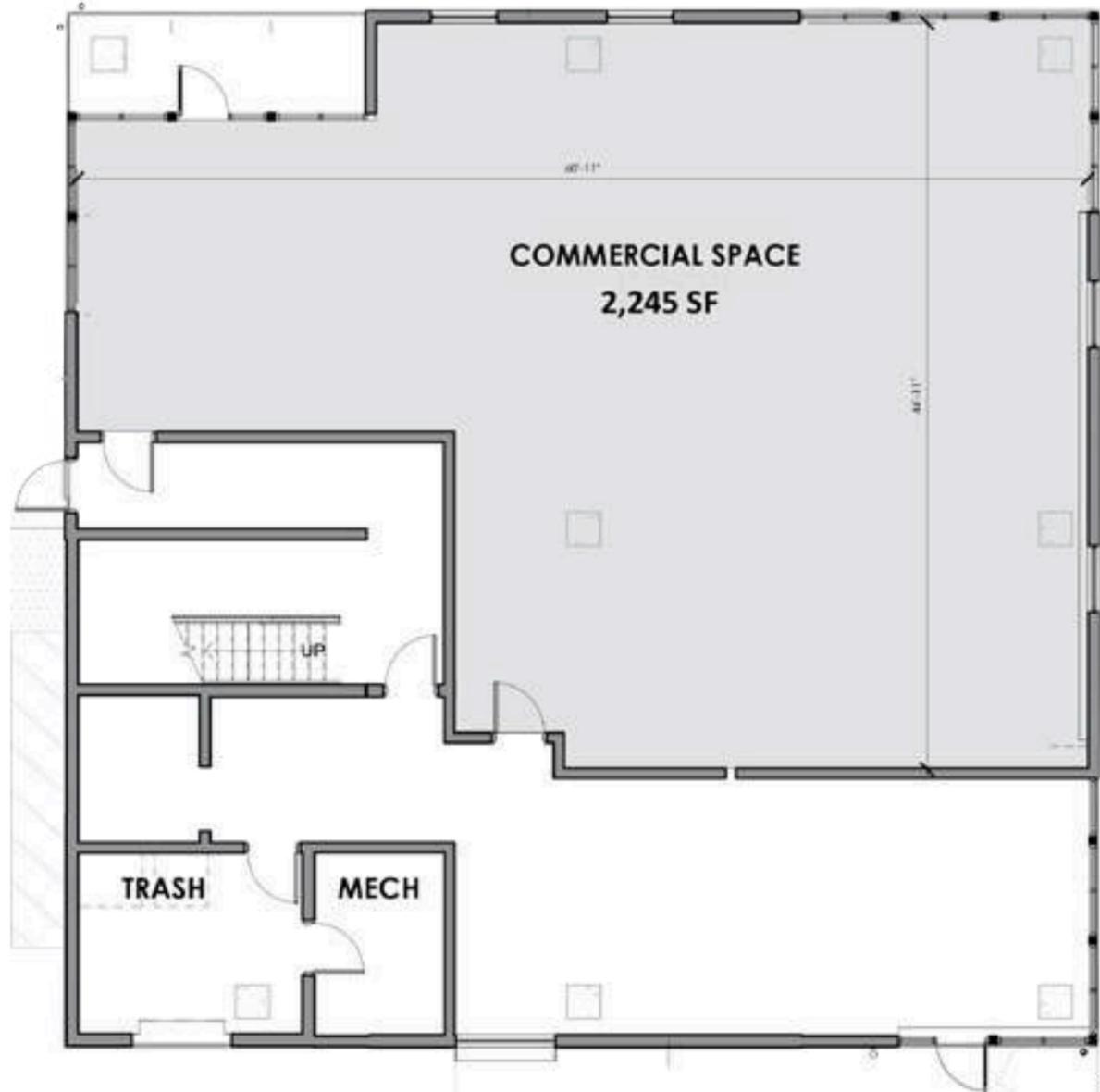
COMMERCIAL RETAIL

- 1,411 sf rentable space
- Commercial Retail / F&B Possible
- Shared outdoor patio
- Private single restroom
- SE 3rd Store Front



UNIT 2.03

FLOORPLAN



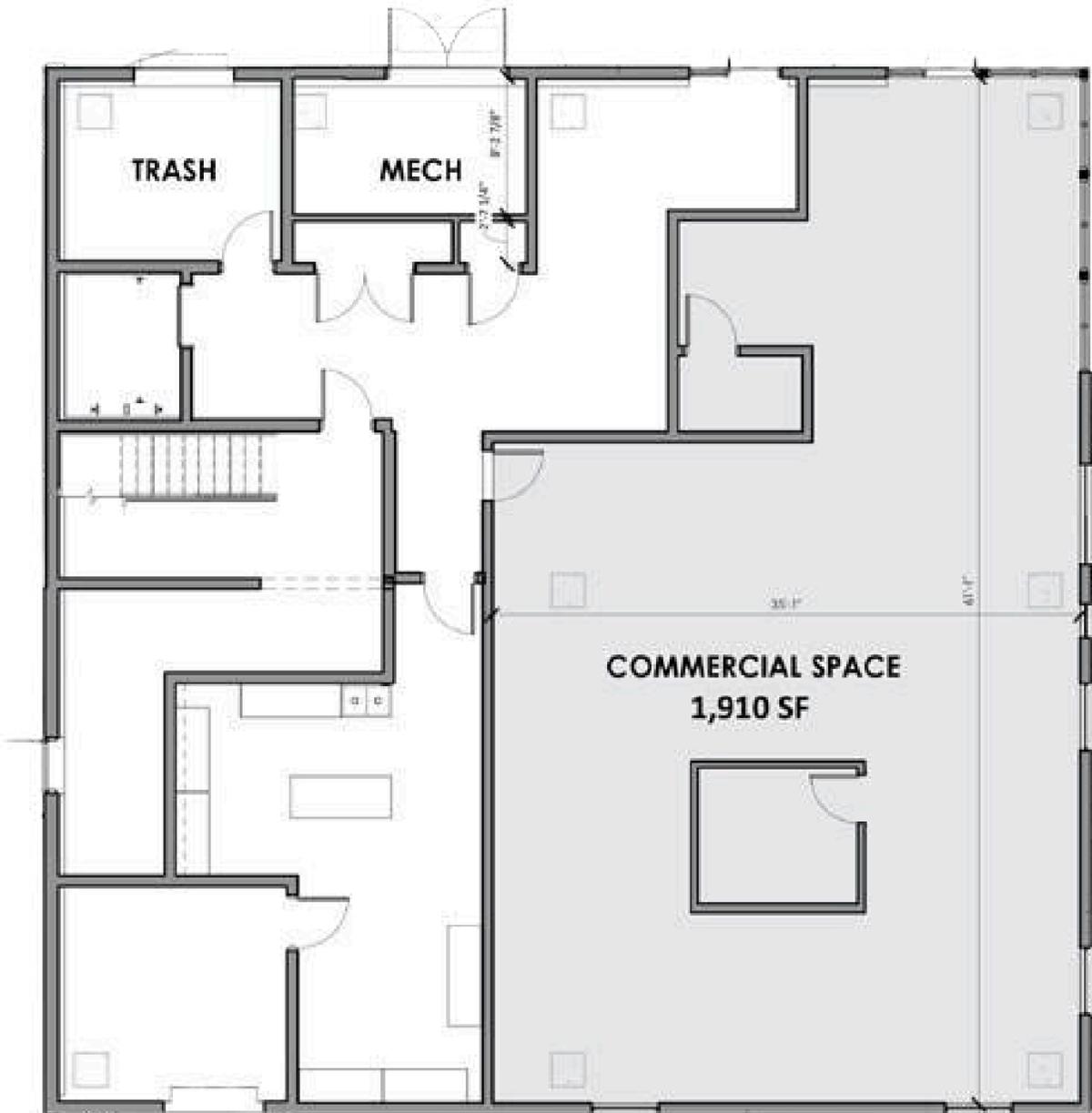
COMMERCIAL RETAIL

- 2,245 sf rentable space
- Office Space/Commercial Retail
- Shared outdoor patio
- Surrounded by greenspace and bike trails
- Plumbing for 2 ADA restrooms
- SE 3rd Store Front



UNIT 2.06

FLOORPLAN



COMMERCIAL RETAIL

- 1,910 sf rentable space
- Office Space/Commercial Retail
- Shared outdoor patio
- Surrounded by greenspace and bike trails
- Plumbing for 2 Restrooms + Break Kitchen
- SE F Store Front





AERIAL MAPS



LEASED



AVAILABLE

1.01: 707 SF

1.03: 1,905 SF

1.05: 1,593 SF

1.06: 1,411 SF

1.07: 710 SF

1.11: 1,968 SF

2.03: 2,245

2.06: 1,910



TOWN BRANCH

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GET CONNECTED



GAVIN MAGEE

COMMERCIAL LEASING MANAGER

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