

RETAIL BUILDING FOR LEASE

306 S Main Street, Bentonville, Arkansas



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$38.86/SF NNN
Address	306 S Main Street
City/State	Bentonville, AR 72712
Building Size	±9,770 RSF
Property Type	Retail
Lot Size	±0.37 Acres
Zoning	<ul style="list-style-type: none"> ○ Currently – D-C (Downtown Core) ○ Proposed – T5.2 (Town Center High)

PROPERTY HIGHLIGHTS

- Modern new-construction retail building with mezzanine space, completed in Spring 2024
- Situated in the heart of downtown Bentonville amid ongoing new development, vibrant retail, and a dynamic restaurant scene
- Just 0.4 miles from the Bentonville Square, offering quick access to the city's downtown core
- Located within walking distance of Bentonville's dynamic Arts & Market Districts
- Approximately 1 mile from Walmart's global corporate campus







Moses Tucker
PARTNERS

DRONE AERIAL

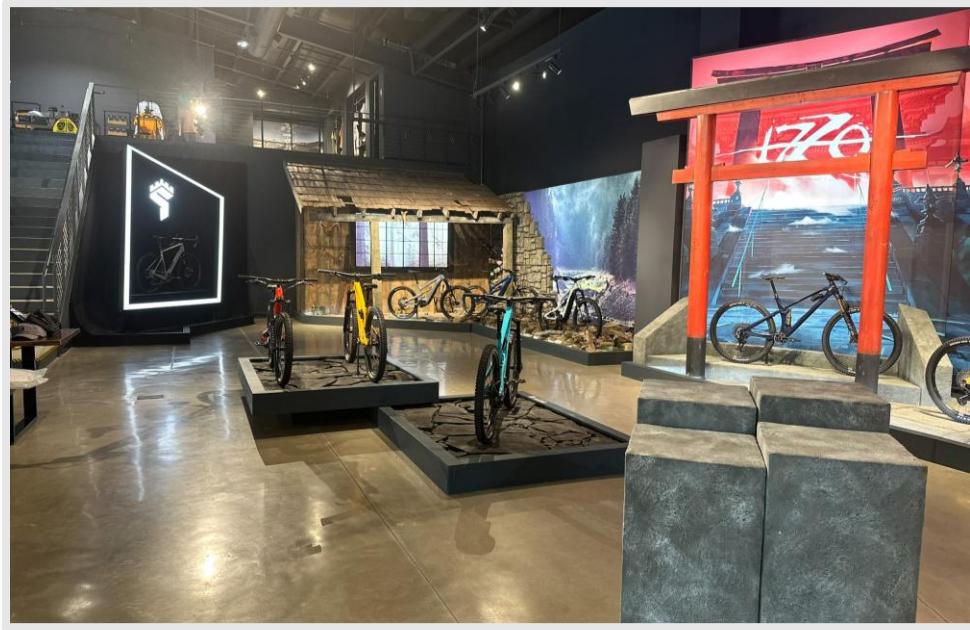
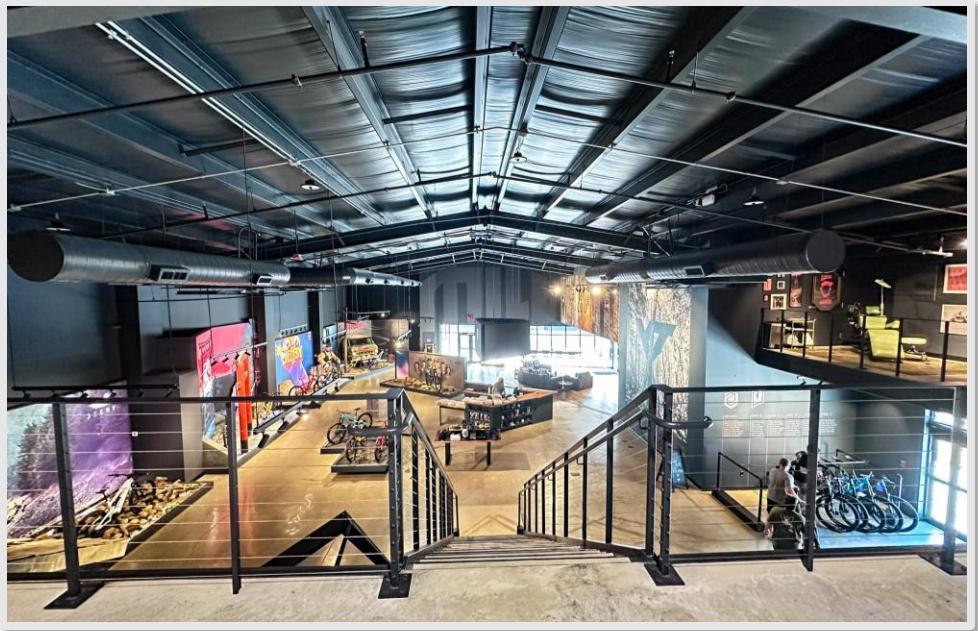
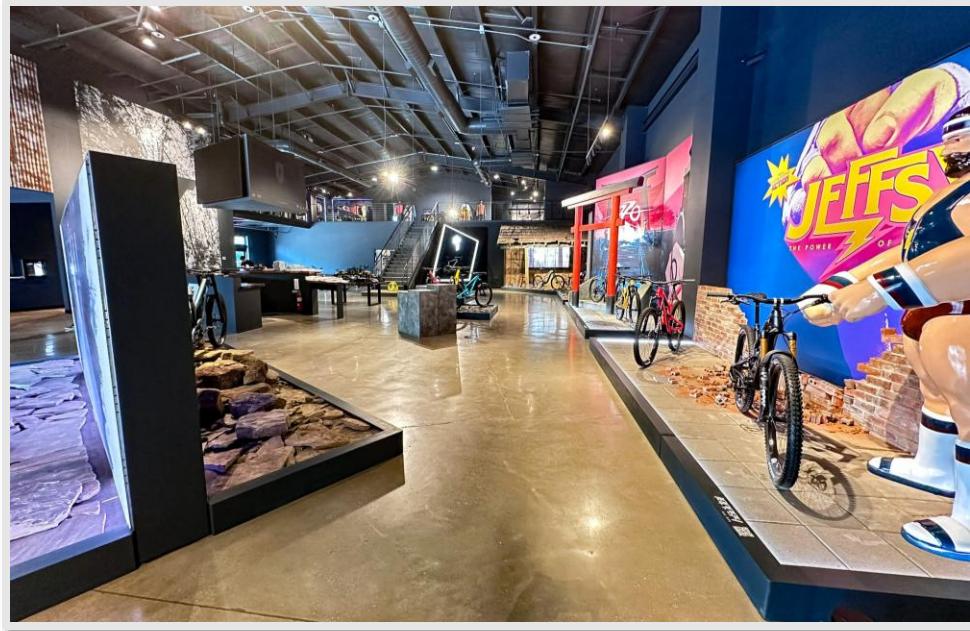
LOOKING NORTHEAST





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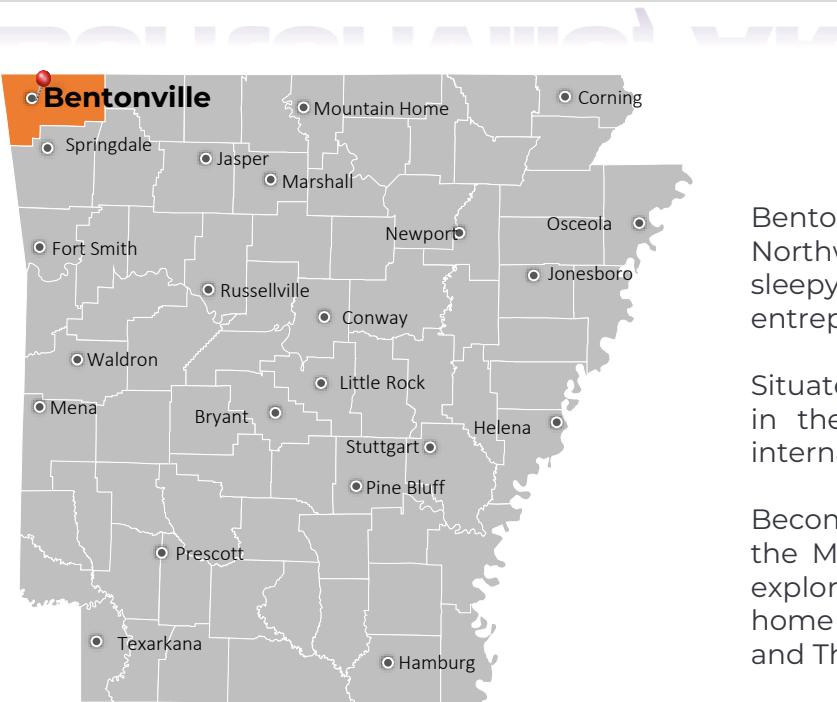
INTERIOR PHOTOS







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

49,302

110,256

242,020

Households

19,257

41,264

89,142

Average Age

35.5

35.3

36.9

Average Household Income

\$129,259

\$125,265

\$122,037

Businesses

2,204

3,819

6,274

*Demographic details based on property location

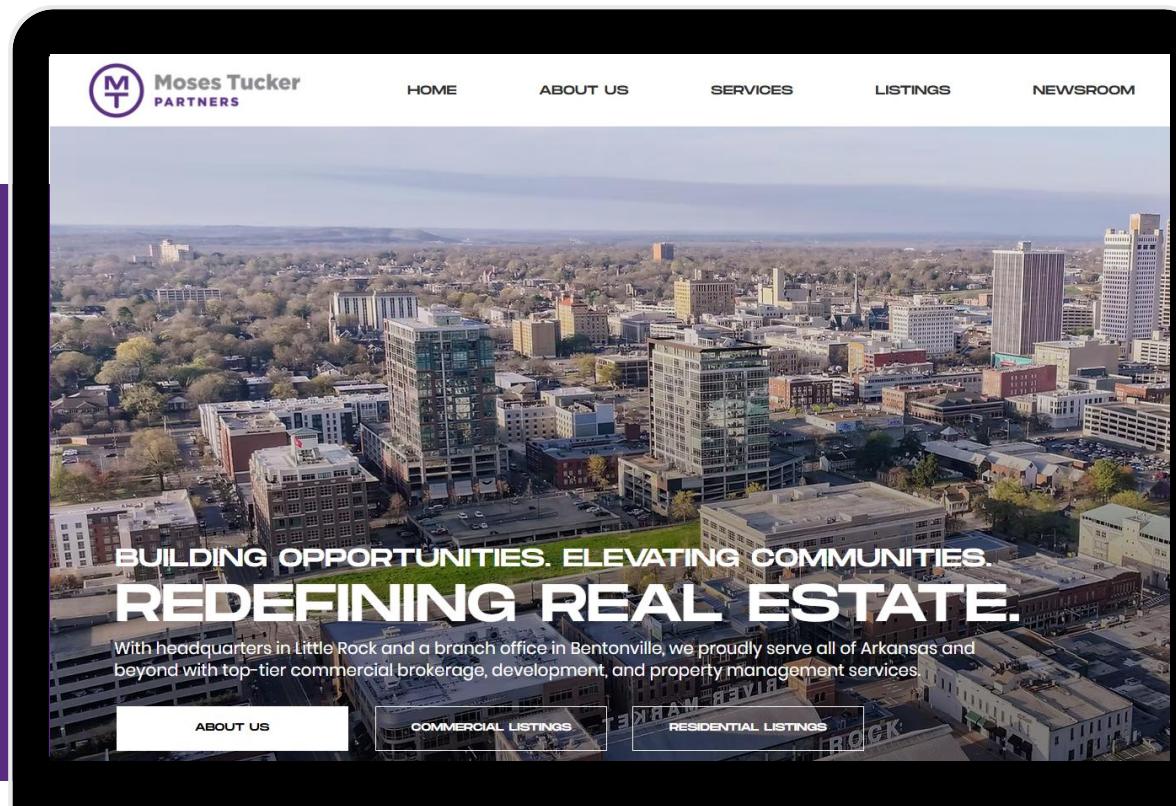
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