



**Moses Tucker**  
**PARTNERS**

Little Rock (HEADQUARTERS)  
200 River Market Ave, Suite 300  
Little Rock, AR 72201  
501.376.6555

Bentonville (BRANCH)  
805 S Walton Blvd, Suite 123  
Bentonville, AR 72712  
479.271.6118

# OFFICE/RETAIL SPACE FOR LEASE

## 406 SE 5<sup>th</sup> Street, Bentonville, AR



SE 5<sup>th</sup> St

SE 5<sup>th</sup> St

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



## Property Understanding

### OVERVIEW

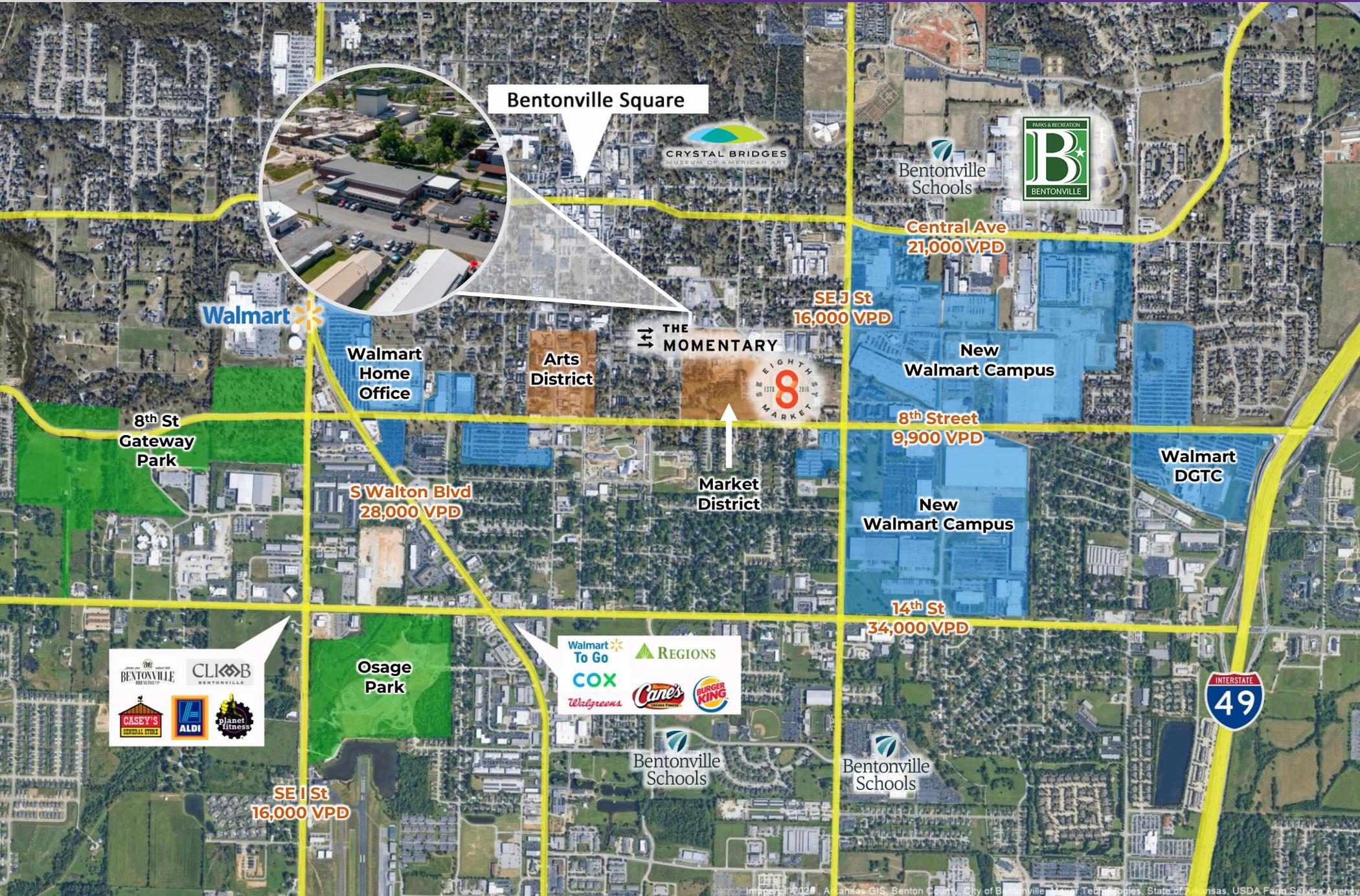
<b>Offering</b>	For Lease
<b>Lease Rate/Type</b>	\$32.00/SF   NNN
<b>Address</b>	406 SE 5 <sup>th</sup> Street, Bentonville, AR 72712
<b>Property Type</b>	Office/Retail
<b>Available Space</b>	±5,820 SF
<b>Building Size</b>	±15,250 SF
<b>Parking</b>	<ul style="list-style-type: none"> <li>○ Dedicated on-site – 26 spaces</li> <li>○ On-street – 15 spaces</li> </ul>
<b>Zoning</b>	C-1
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ SE J St – 16,000 VPD</li> <li>○ E Central Ave – 21,000 VPD</li> <li>○ SE 8<sup>th</sup> St – 9,900 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Available January 1, 2026
- Located within walking distance to the new Walmart corporate campus and downtown Bentonville
- Adjacent to The Momentary and 8<sup>th</sup> Street Market
- Trail system adjacent to the property on the south side (major trail intersection)
- Situated in the 5<sup>th</sup> Street Entertainment District, which is located between the Bentonville Square and Walmart Headquarters



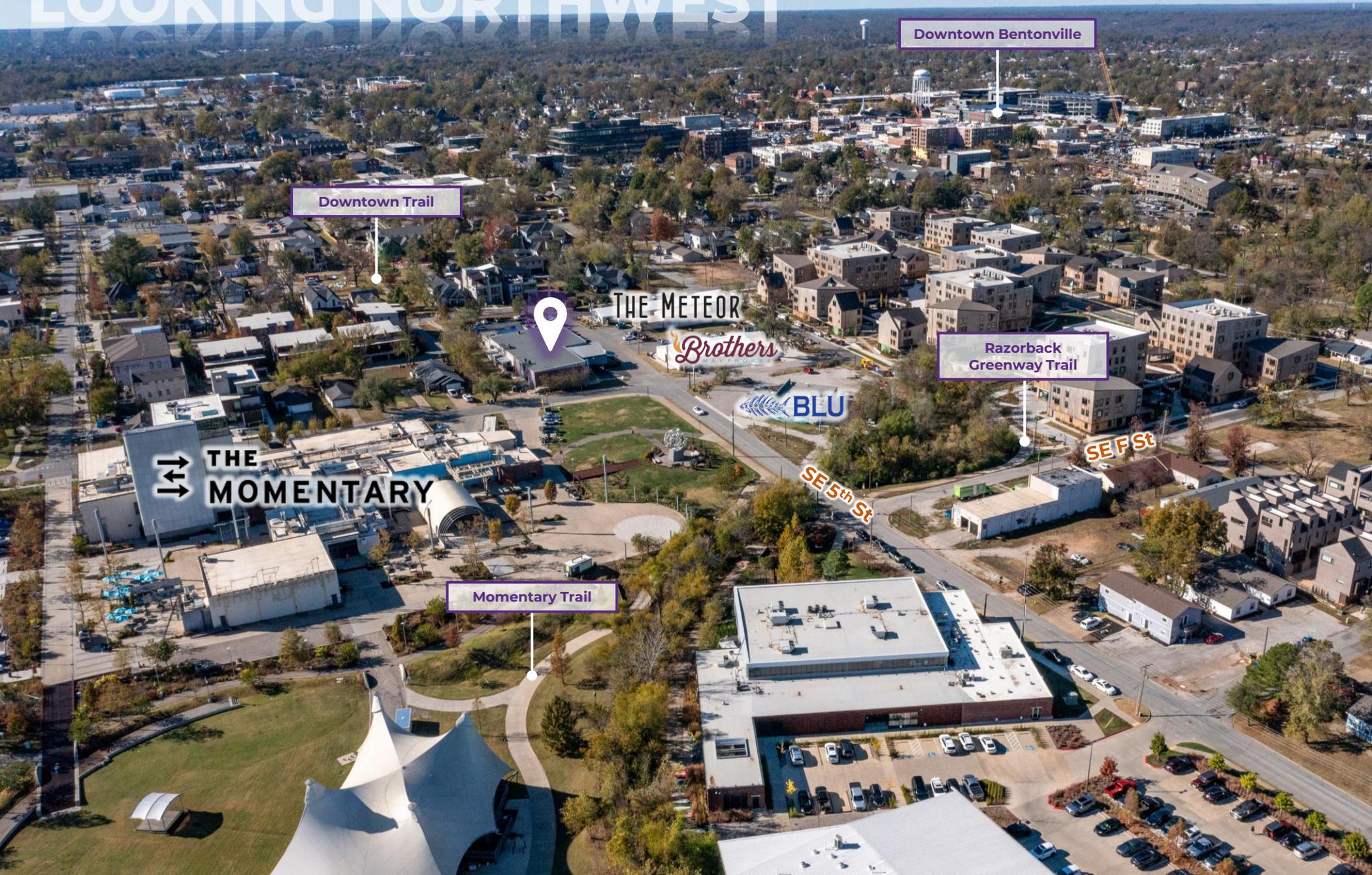
The historic Bentonville Icehouse and Cold Storage facility, built in the early 1900s with masonry walls and cork insulation, was vital to the region's fruit and poultry industries. In 1941, the Peter Fox Company used the plant to process and ship chickens nationwide, highlighting its key role in the regional food supply chain.



## LOOKING SOUTHEAST



# LOOKING NORTHWEST



Downtown Bentonville

Downtown Trail



THE METEOR  
*Brothers*

Razorback  
Greenway Trail

BLU

THE  
MOMENTARY

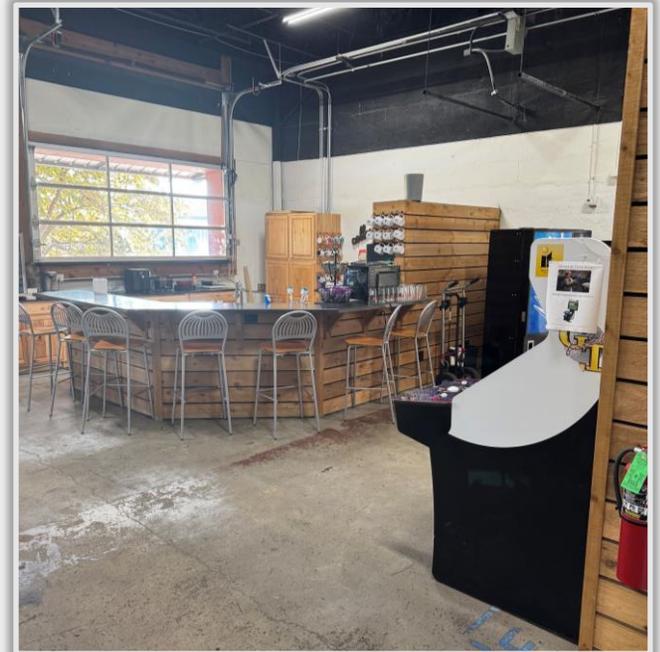
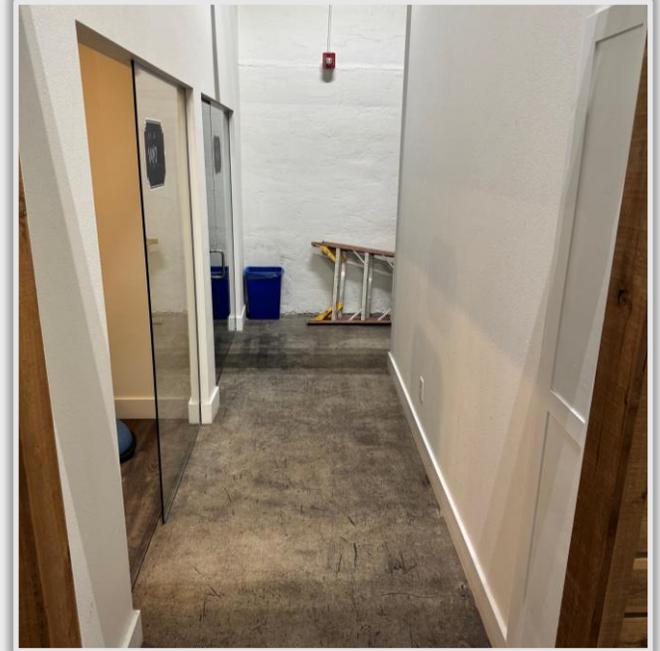
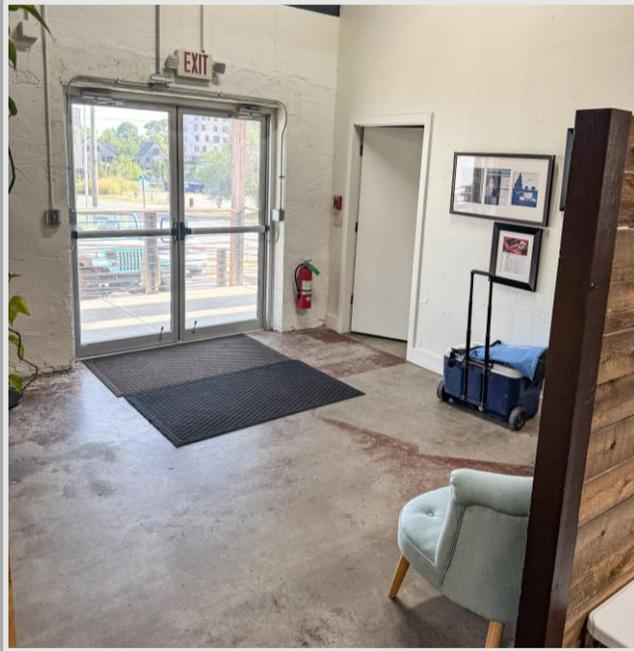
SE 5th St

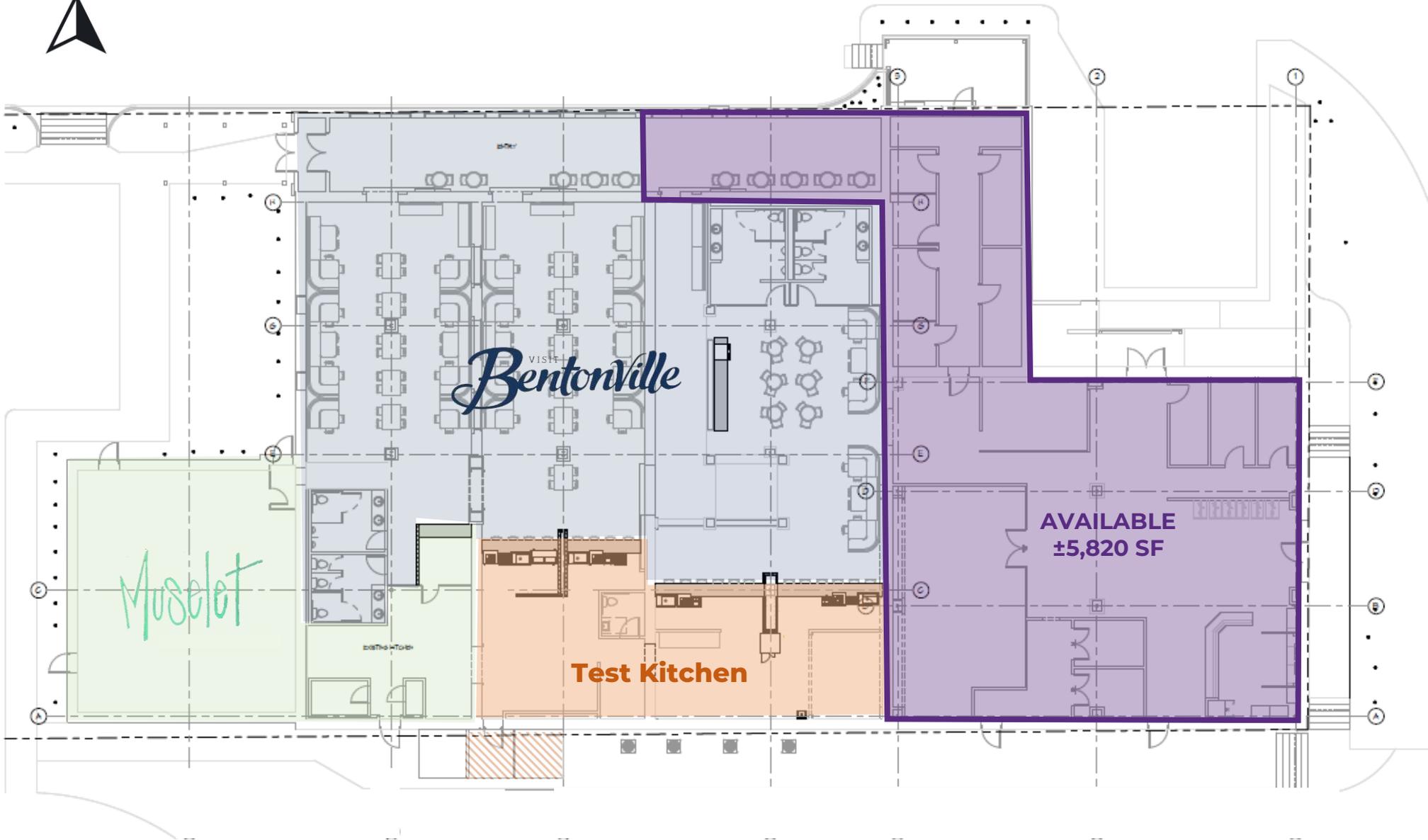
SE 5th St

Momentary Trail









## 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 Amazium.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	48,375	112,427	242,590
<b>Households</b>	19,262	42,120	89,297
<b>Average Age</b>	36.0	35.5	36.9
<b>Average Household Income</b>	\$121,102	\$123,225	\$122,132
<b>Businesses</b>	2,313	4,085	6,302

*\*Demographic details based on property location*

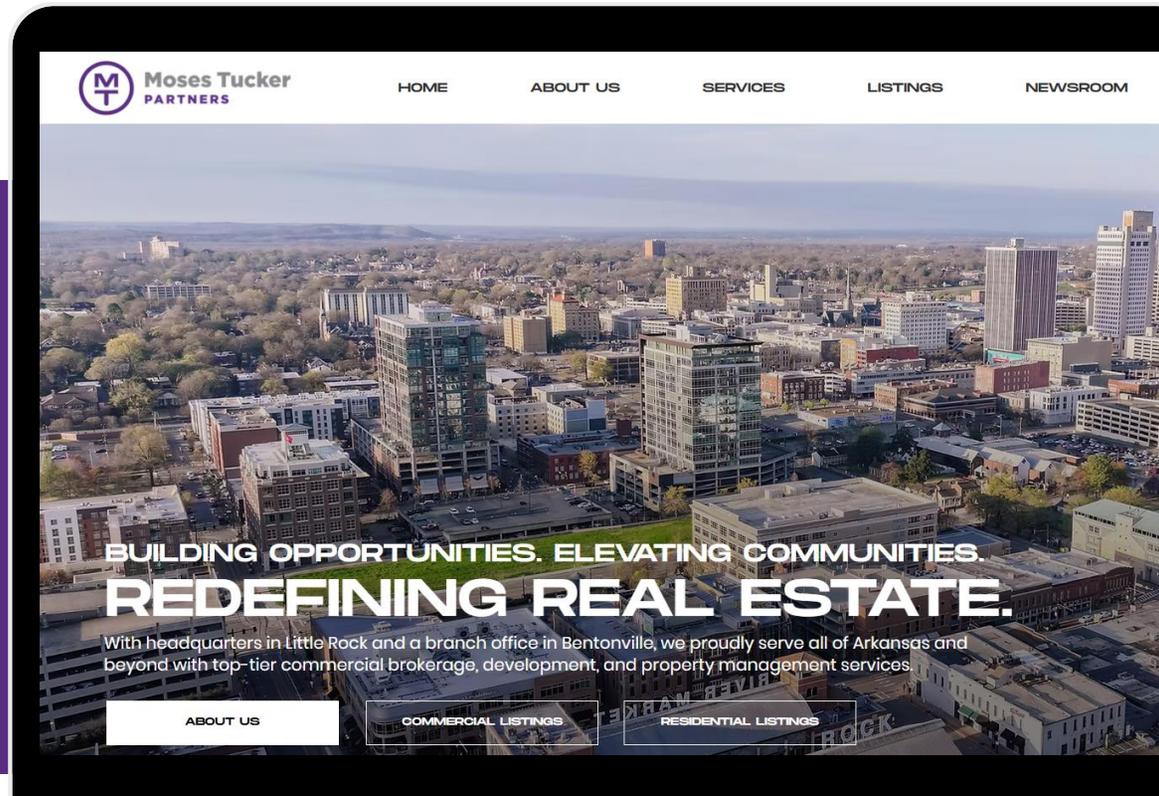
# CONNECT

 (479) 271-6118

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 805 S Walton Blvd, Suite 123,  
Bentonville, AR 72712



**Paul Esterer**  
*Principal & NWA Market President*  
479.685.6612  
[pesterer@mosestucker.com](mailto:pesterer@mosestucker.com)

**Josh Singleterry**  
*Brokerage Director*  
479.466.9569  
[jsingleterry@mosestucker.com](mailto:jsingleterry@mosestucker.com)

**Garrett Washington**  
*Brokerage Associate*  
417.274.0421  
[gwashington@mosestucker.com](mailto:gwashington@mosestucker.com)

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