

HISTORIC RETAIL LEASING · DOWNTOWN BENTONVILLE, AR

Blue
Crane

The historic City Hall building

117 W CENTRAL

— 2,070 SF RETAIL ON THE BENTONVILLE SQUARE

ABOUT THE BUILDING

A landmark on the square.

A 2,070 SF retail space inside the historic former City Hall, one of downtown Bentonville's most recognizable buildings, with original architectural character preserved throughout.

It sits directly between Faherty and Scotch & Soda, in the heart of a walkable retail, dining, and arts district anchored by the Bentonville Square.



A photograph of a large, empty retail space. The ceiling is made of dark wood with a coffered pattern. Several large, white, bowl-shaped pendant lights hang from the ceiling. A tall, dark cast-iron column stands in the center. In the background, there is a large arched window and a glass entrance door. The floor is made of light-colored tiles.

THE AVAILABLE SPACE

THE SPACE

2,070

SF

High ceilings with original coffered woodwork, cast-iron columns, and tall arched windows, a retail space with character you simply can't build new.

- **Coffered ceilings & period lighting**
- **Original cast-iron columns**
- **Arched storefront windows**

DEAL TERMS

Terms at a glance.

LEASE RATE	\$40.00 SF NNN
AVAILABLE SPACE	2,070 SF Retail
TENANT IMPROVEMENTS	Negotiable
INITIAL TERM	3 – 5 Years
SETTING	Historic · On the Square



IN GOOD COMPANY

Between Faherty & Scotch & Soda.

Step into an established retail address flanked by national brands and beloved local concepts.

- Faherty NEXT DOOR
- Scotch & Soda Bar NEXT DOOR
- The Massey PHAT TIRE
- The Bentonville Square dining & retail



HISTORIC DETAILS

Character in every corner.



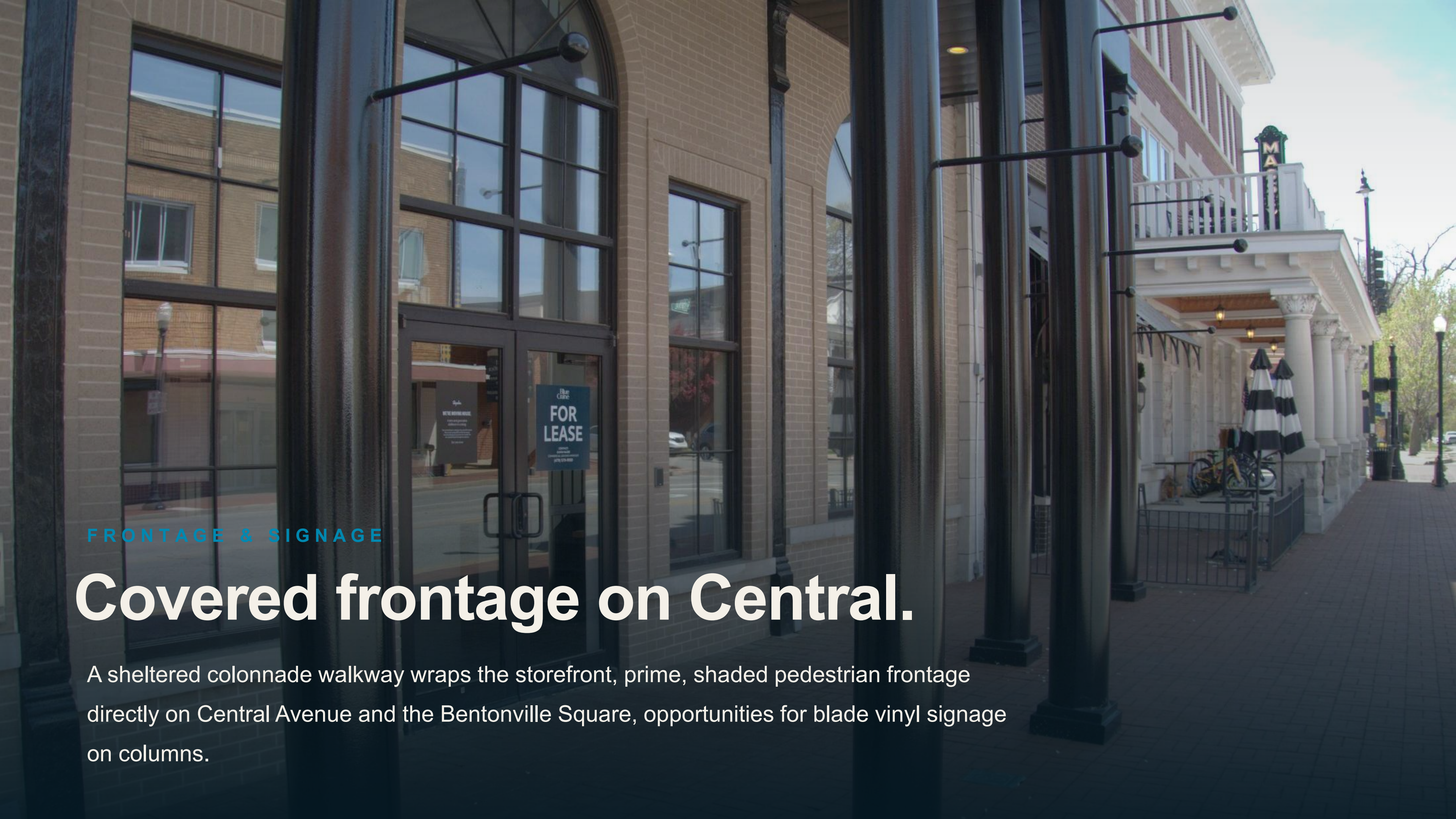
Coffered ceiling & globe pendants



Staircase & arched windows



Distinctive interior touches



FRONTAGE & SIGNAGE

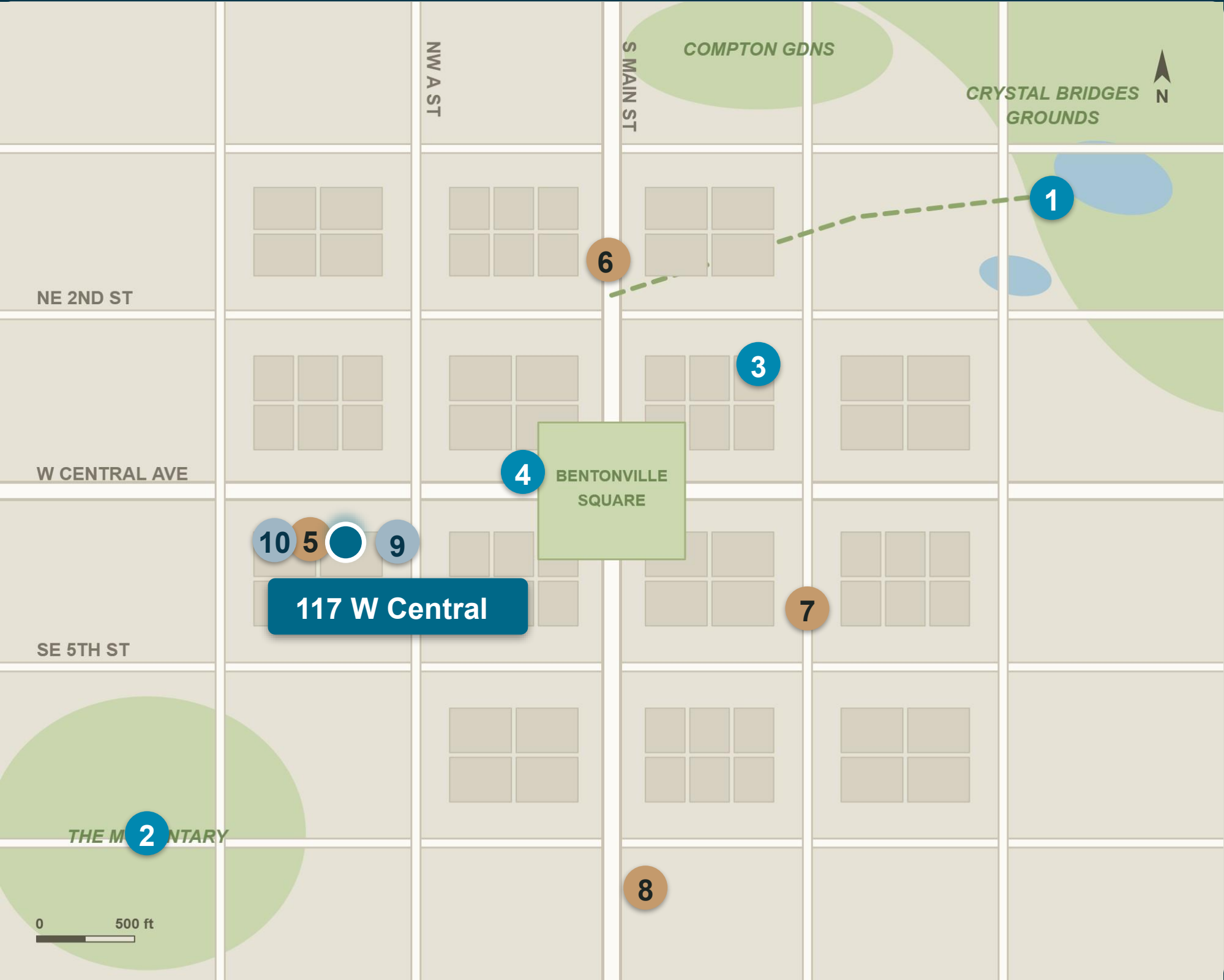
Covered frontage on Central.

A sheltered colonnade walkway wraps the storefront, prime, shaded pedestrian frontage directly on Central Avenue and the Bentonville Square, opportunities for blade vinyl signage on columns.

THE NEIGHBORHOOD

Steps from it all.

ILLUSTRATIVE MAP · NOT TO SCALE



● ARTS & CULTURE

- 1 Crystal Bridges Museum | 2 The Momentary
- 3 21c Museum Hotel | 4 The Walmart Museum

● DINE & DRINK

- 5 Scotch & Soda | 6 Future Development (The Hart – 2029)
- 7 The Compton Hotel | 8 The Hilton Motto Hotel

● SHOP & STAY

- 9 Faherty | 10 Hotel Massey

WHY 117 W CENTRAL

The case for your concept.

- 01 A historic retail space in the former City Hall
- 02 Right on the Bentonville Square
- 03 Between Faherty and the Scotch & Soda bar
- 04 Coffered ceilings, cast-iron columns & arched glass
- 05 Walkable to Crystal Bridges, The Momentary & 8th Street
- 06 Negotiable TI with a flexible 3–5 year term

\$40/SF

NNN · 2,070 SF · negotiable TI · 3–5 year initial term.

GET CONNECTED

Let's find your space.

Gavin Magee

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OFFERING

117 W CENTRAL

DOWNTOWN BENTONVILLE • 2,070 SF