



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



2200 SE J ST SUITES 12 & 18 - BENTONVILLE, AR 72712

OFFERING SUMMARY

Suite 12 (1,600 SF):	\$26.25 SF/yr (MG)
Suite 18 (1,500 SF):	\$26.00 SF/yr (MG)
Zoning:	Town Center Low (T5.1)

PROPERTY HIGHLIGHTS

- Exceptional visibility with a strong mix of neighboring businesses
- Suite 12: reception area, private exam rooms, & open workspace
- Suite 18: open retail area, private offices, & conference room
- Near Bentonville High School, Haas Hall, Walmart Home Office, Sam's Club HQ, and Northwest Medical Hospital
- At a lighted intersection (18,000 cars per day) with easy access to S Walton Blvd & I-49

PROPERTY OVERVIEW

Position your business in one of Bentonville's most established commercial corridors. Located across from Bentonville High School and minutes from the new Walmart Home Office, this retail center offers outstanding convenience for your customers.



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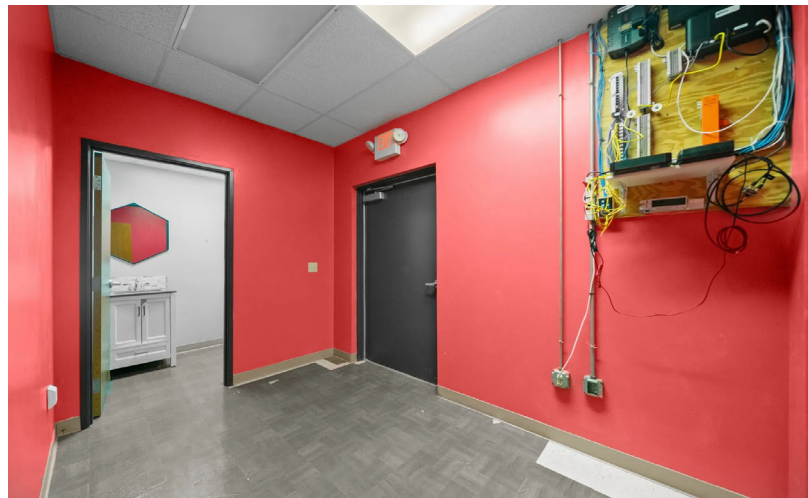
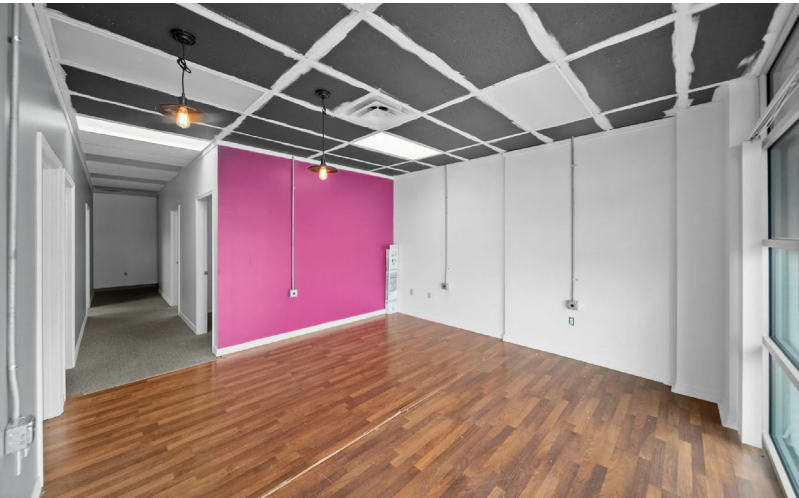


FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,265	50,292	116,830
Average Age	33.1	34.5	34.4
Average Age (Male)	31.3	33.8	33.7
Average Age (Female)	33.3	34.8	35.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,360	20,388	44,080
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$80,662	\$118,161	\$128,650
Average House Value	\$250,542	\$345,688	\$389,152

2023 American Community Survey (ACS)

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