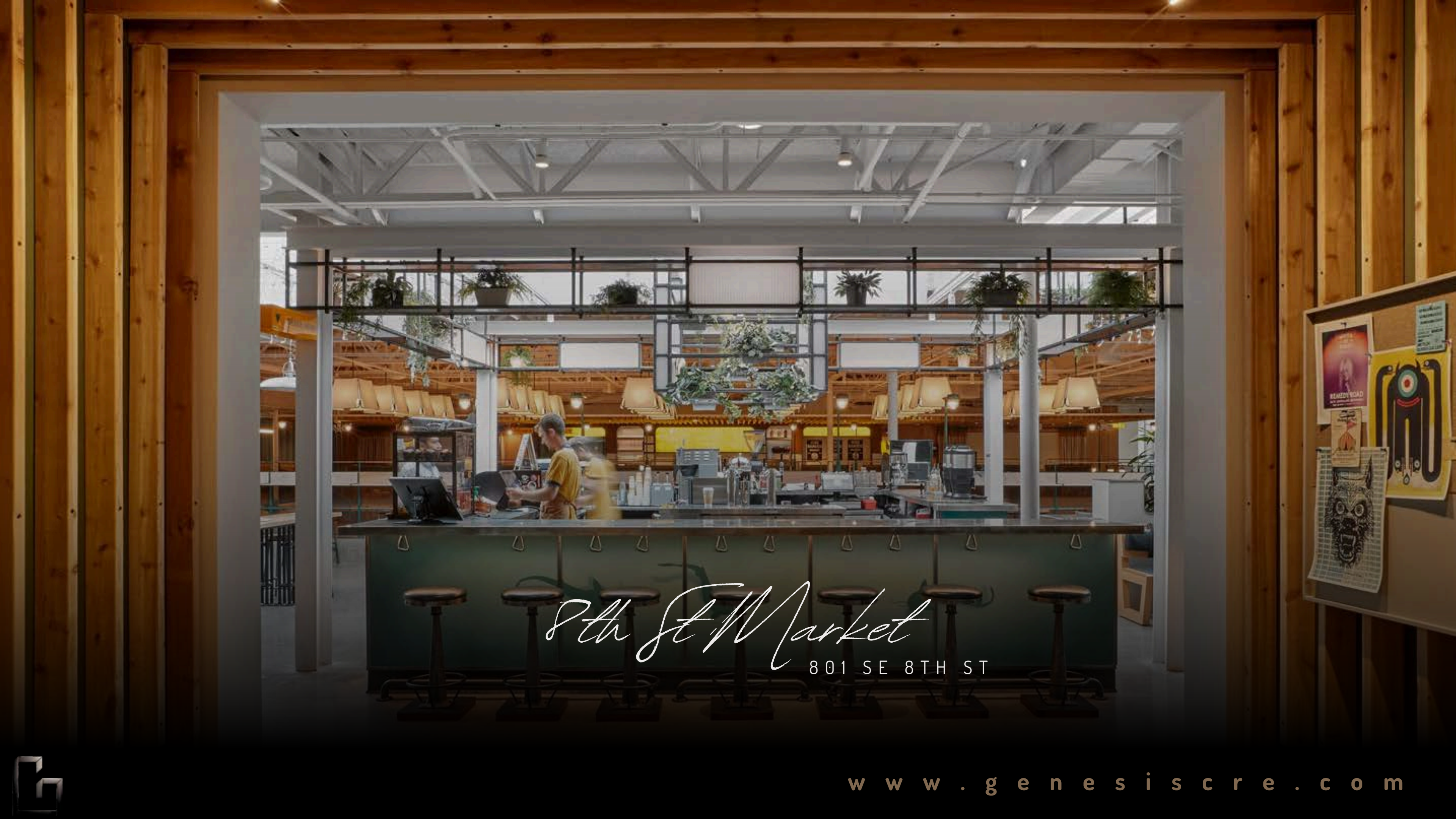




801 SE 8TH ST
BENTONVILLE, AR
FOR LEASE

8th Street Market



8th St Market

801 SE 8TH ST

www.genescree.com



OFFERING

801 SE 8TH ST. • STE 21

LEASE RATE:	Base Rate Negotiable + NNN	
SQUARE FEET:	11,040 total RSF	
	FRONT OF HOUSE	BACK OF HOUSE
	Bar 281 SF	Kitchen.....1,089 SF
	Shuffleboard Floor..... 2,058 SF	Storage.....2,058 SF
	Coffee Bar.....289 SF	
	Seating Area.....7,100 SF	
PROPERTY TYPE:	Food & Beverage/Entertainment	
LOCATION:	Downtown Bentonville	
PARKING:	On-site lot servicing total property, Public parking deck next door	
TENANT IMPROVEMENTS:	Negotiable	
PREVIOUS TENANT:	“The Holler” restaurant with shuffleboard on site	

FEATURES:

- Fully equipped shuffleboard court also functions as a dance floor and live music venue with large projector screen, RGB lights, and integrated speaker system.
- Fully equipped kitchen, including walk-in freezer and cooler and storage mezzanine.
- Fully equipped bar with 24 beer taps and walk-in keg cooler. Fully equipped coffee bar.
- Private event rooms for 6 people and 12 people. • Access to shared bathrooms. Fully furnished seating areas.





OFFERING

801 SE 8TH ST | BENTONVILLE, AR

8th St Market

Located directly adjacent to Walmart's new home office campus and on the Razorback Greenway, this one-of-a-kind property offers a rare opportunity for operators seeking to establish a presence in the heart of Bentonville. The space is meticulously designed to serve as a dynamic entertainment and hospitality hub, featuring a recessed shuffleboard court that doubles as a dance floor and/or live music venue. Enhancements such as a large projector screen, RGB lighting, and an integrated speaker system create a multifunctional atmosphere perfect for events and gatherings.

The property is fully equipped to support diverse operations, boasting a commercial-grade kitchen with a walk-in freezer, cooler, and storage mezzanine. Beverage offerings are seamlessly facilitated with a fully equipped bar featuring 24 beer taps and a walk-in keg cooler, as well as a dedicated coffee bar. Private event rooms accommodating 6 to 12 guests provide exclusive spaces for intimate gatherings. The space also includes ample open seating areas, access to shared restrooms, and flexibility to cater to a variety of business needs.



About 8th St Market

8th Street Market is a community-focused food hub, where a spirit of creativity meets entrepreneurship, growing a group of tenants that serve one another as well as the community. By supporting small and midsize local farmers, 8th Street Market gives back in more ways than one, pairing culinary excellence and experiences to feed a cycle of growth for the area's agricultural producers and food entrepreneurs.

8th Street Market is a key component of the ever-expanding downtown Bentonville experience, located in heart of the Market District and adjacent to the new Walmart HQ campus. Here, gatherings are grounded in a commitment to community, a shared love of food and drink, and the belief that together, we can all become better.



THE MARKET

INSIDE THE BUILDING

two friends
BOOKSTORE + CAFE



MARKHAM & FITZ
Chocolate Makers

BRIGHTWATER
A CENTER FOR THE STUDY OF FOOD



Ramen

hillfolk

TEXTILE STUDIO + SHOP

SWEET DREAM
CREAMERY



HomeGROWN
a daytime eatery



8th St Market

INTERIOR PHOTOS

801 SE 8TH ST | BENTONVILLE, AR

Photos are shown as the space was previously furnished and operated by previous tenant. Space was used as open office during the Covid period and Landlord now is now working to re-lease and reactivate the space as it was originally envisioned.



8th St Market

INTERIOR PHOTOS

801 SE 8TH ST | BENTONVILLE, AR



www.genescree.com



8th St Market

BACK OF HOUSE

801 SE 8TH ST | BENTONVILLE, AR



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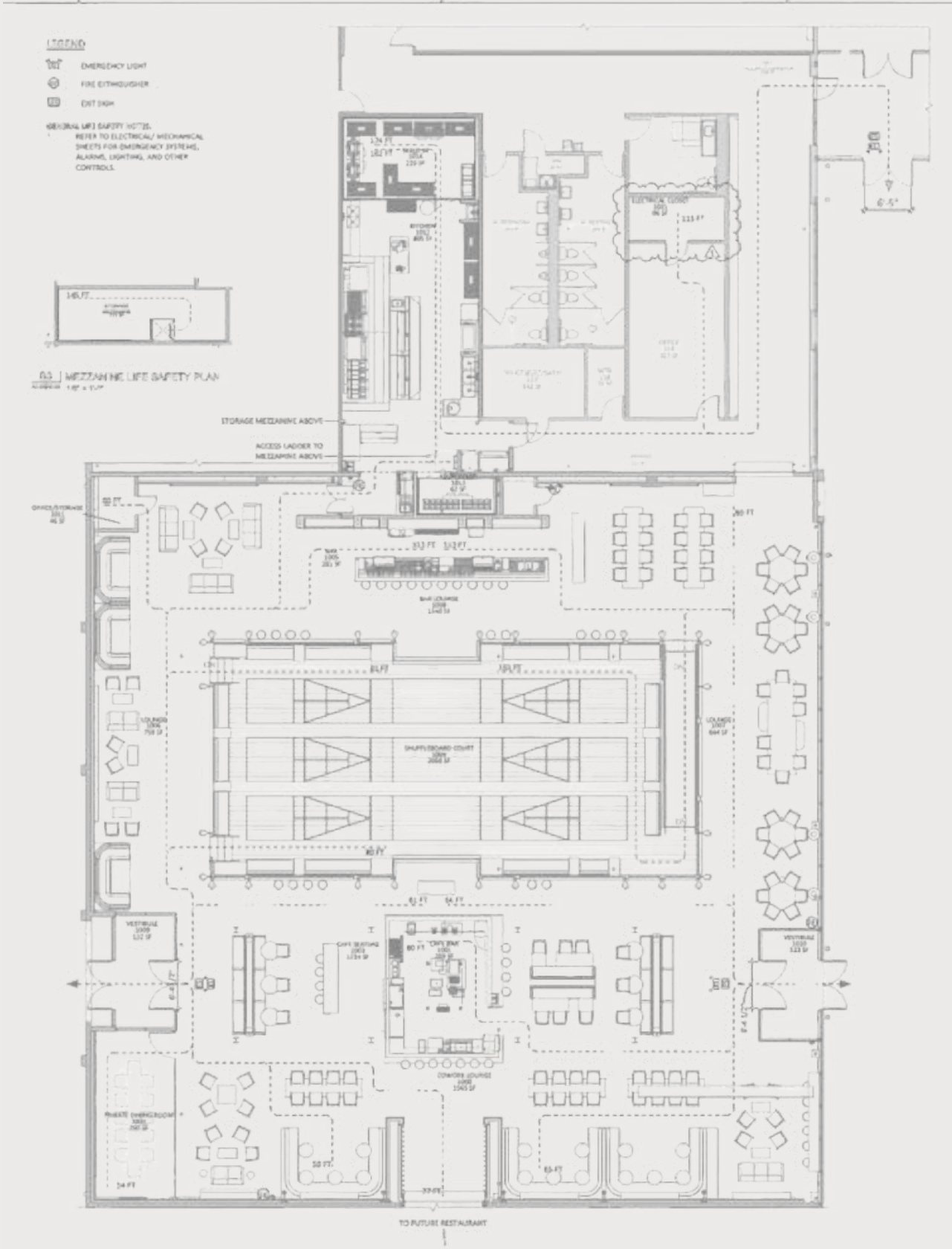
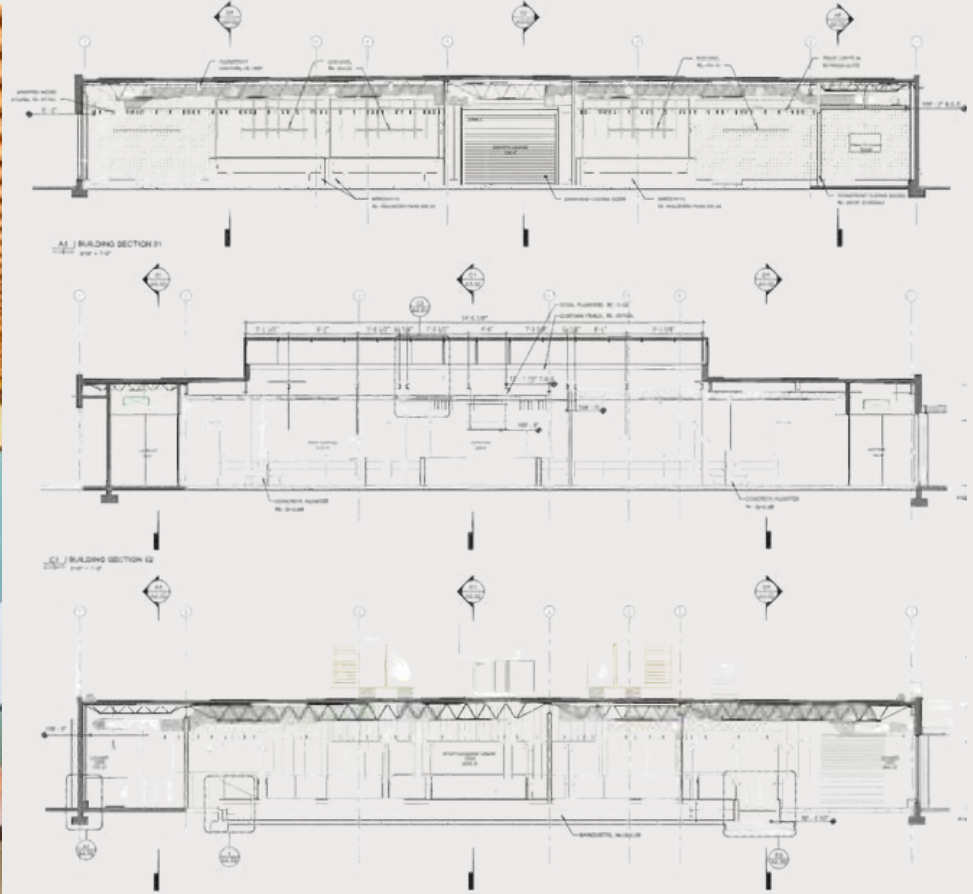
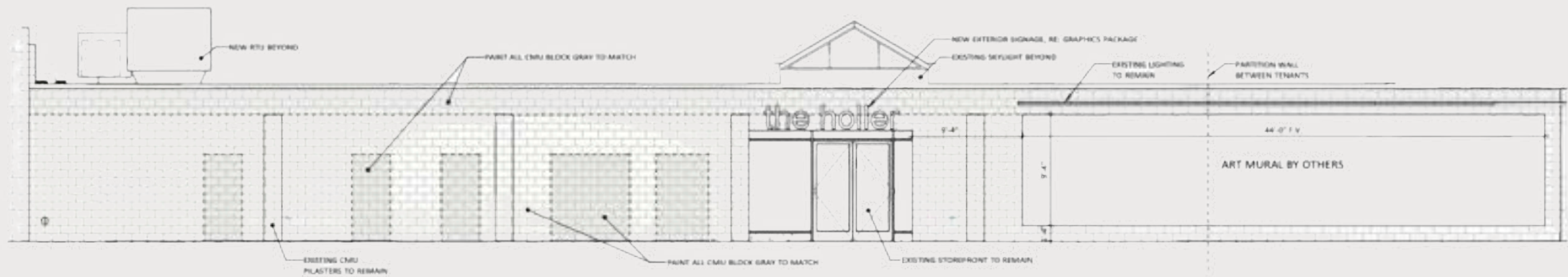
8th St Market
801 SE 8TH ST

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FLOORPLAN

801 SE 8TH ST | BENTONVILLE, AR





8th St Market
801 SE 8TH ST

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AERIAL VIEW

LOOKING NORTHWEST

- 1 **SUBJECT PROPERTY :
8TH STREET MARKET**
- 2 **THE MOMENTARY
(MUSEUM + PERFORMING ARTS)**
- 3 **THE MOMENTARY GREEN +
AMPHITHEATRE**
- 4 **THE MOMENTARY
PARKING GARAGE**
- 5 **THE LEDGER
(WORLDS FIRST BIKABLE
BUILDING)**
- 6 **BENTONVILLE SQUARE**



AERIAL VIEW

LOOKING EAST

1

**SUBJECT PROPERTY :
8TH STREET MARKET
SUITE 21**

2

WALMART HOME OFFICE

3

**8TH STREET :
MAIN EAST/WEST
THOROUGHFARE**





8th St Market
801 SE 8TH ST



www.genescr.com

EXPLORE

BENTONVILLE

► NORTHWEST ARKANSAS



CONIFER

MARKET

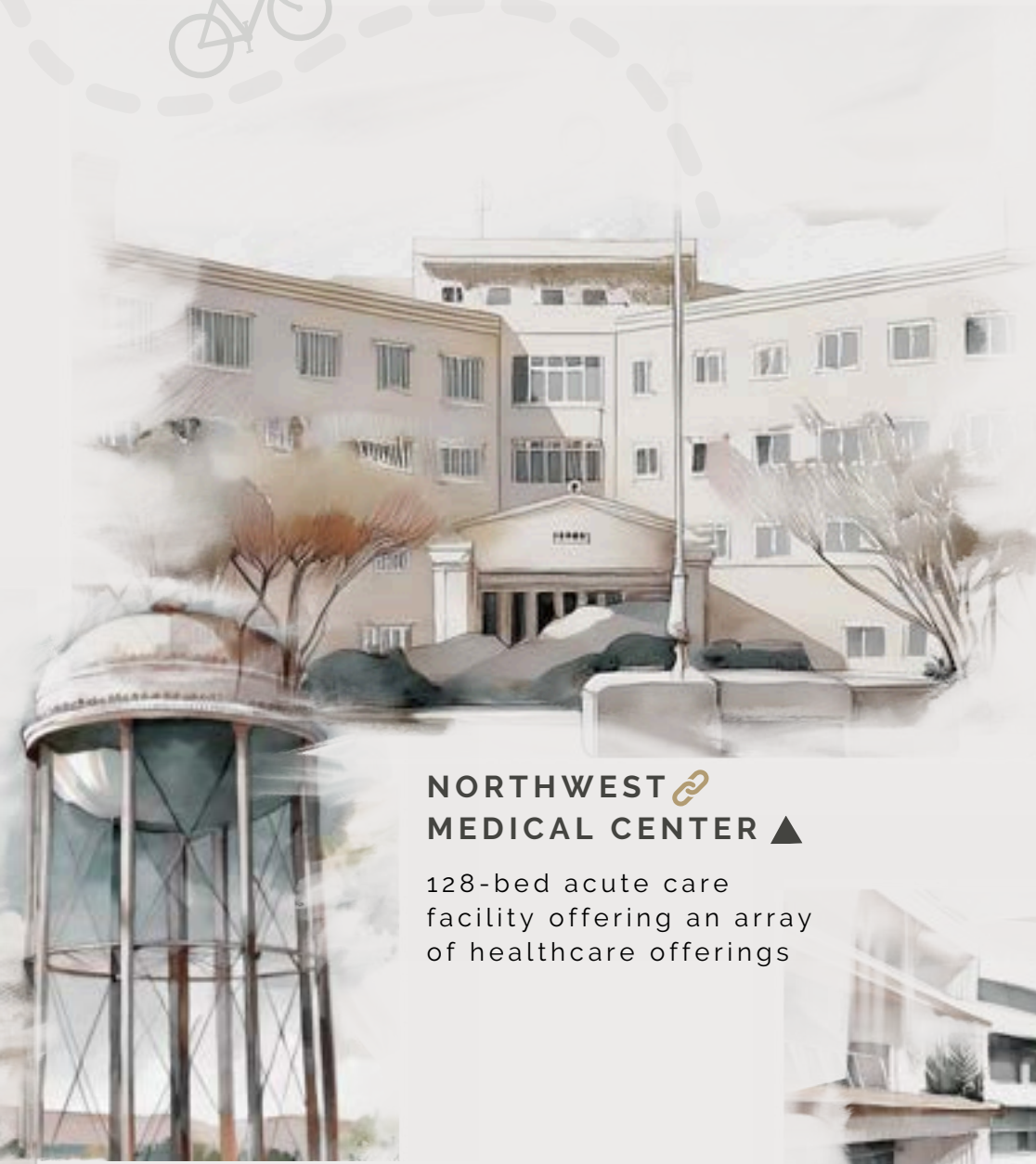
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EXPLORE BENTONVILLE

► WORK + WELLNESS

BENTONVILLE STANDS AT THE FOREFRONT OF THE WORK AND WELLNESS MOVEMENT, OFFERING A BALANCED LIFESTYLE THAT BLENDS PROFESSIONAL OPPORTUNITY WITH A COMMITMENT TO HEALTH. WITH CUTTING-EDGE BUSINESS SPACES AND WELLNESS INITIATIVES. BENTONVILLE FOSTERS AN ENVIRONMENT WHERE BOTH CAREERS AND WELL-BEING CAN THRIVE.



NORTHWEST MEDICAL CENTER ▲

128-bed acute care facility offering an array of healthcare offerings

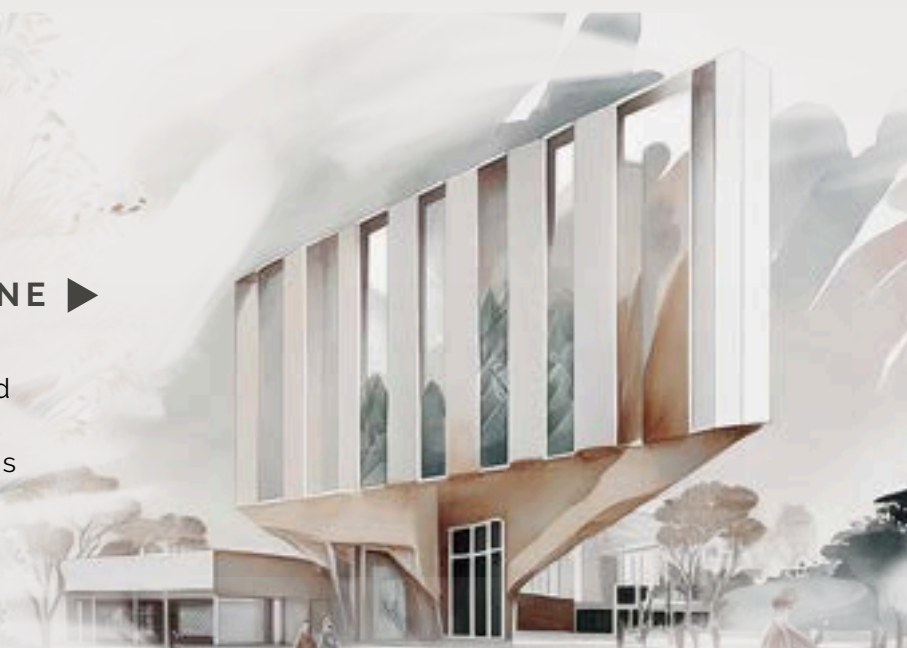
WHOLE HEALTH INSTITUTE 🔗

Dedicated to transforming health care – beginning in the Heartland and scaling to disrupt the national health crisis



ALICE WALTON 🔗 SCHOOL OF MEDICINE ►

To focus on mental, emotional, physical, and spiritual health and will welcome their first class of students in 2025



🔗 THE LEDGER ►

"The World's First Bikeable Building" with six floors of building scaling ramps



◀ MIDTOWN LANE 🔗

A mixed use office and retail Class A facility




EXPLORE BENTONVILLE

► ART+ CULTURE

BENTONVILLE IS A DYNAMIC CENTER OF ART, CULTURE, AND SOCIAL EXPERIENCES. WITH RENOWNED INSTITUTIONS LIKE CRYSTAL BRIDGES AT ITS CORE, THE CITY BLENDS CREATIVE EXPRESSION WITH VIBRANT DINING AND GATHERING SPACES. FROM IMMERSIVE ART EXHIBITIONS TO TOP-TIER RESTAURANTS, BENTONVILLE OFFERS AN ENRICHING LIFESTYLE WHERE CULTURE AND COMMUNITY COME TOGETHER.



▲ **THE MOMENTARY** 
A contemporary visual, performing, and culinary arts center focused on community



▲ **ONYX COFFEE** 
A nationally expanding boutique coffee shop dedicated to the art, science and lifestyle of coffee.


◀ **LEDGER MOSAICS**
95 Unique mosaics forged into concrete composing a larger than life art installation "Now is Better" by famed designer Stefan Sagmeister




 **8th ST MARKET** ▲
A thriving district centered around food education, production, and entrepreneurship

BLAKE STREET 
A member space to explore community, wellness, food, drink, and curated art

◀ **CONIFER** 
Award winning Chef serves up a gluten free farm fresh & purposeful menu

 **PREACHERS SON**
Refined New American plates in the serene atmosphere of a restored Gothic Revival church



◀ **CRYSTAL BRIDGES** 
Renowned art museum featuring collections ranging from Rockwell to Warhol in a striking structure set on 120 lush acres.



EXPLORE BENTONVILLE

► RECREATION + ADVENTURE

BENTONVILLE IS AN OUTDOOR ENTHUSIAST'S PARADISE, OFFERING UNPARALLELED OPPORTUNITIES FOR RECREATION AND ADVENTURE. AS THE MOUNTAIN BIKING CAPITAL OF THE WORLD, ITS EXTENSIVE TRAIL SYSTEM ATTRACTS ADVENTURERS OF ALL LEVELS. WITH SCENIC PARKS ALONGSIDE BOUTIQUE HOTELS PROVIDING COMFORT AFTER A DAY OF EXPLORATION, BENTONVILLE SEAMLESSLY COMBINES NATURE, ACTIVITY, AND RELAXATION FOR A TRULY UNIQUE EXPERIENCE.

◀ THE MOTTO

175-room hotel that features an indoor bike garage, coffee bar with walk up window, a sushi restaurant and tiki bar

◀ BENTONVILLE WATER TOWER

The iconic Downtown Bentonville water tower

21 C HOTEL ►

104-room boutique hotel, contemporary art museum, cultural center and home to The Hive restaurant.

◀ DOWNTOWN BENTONVILLE HOTEL

An independant hotel serving as a basecamp for adventure in the Mountain Biking Capital of the World

▲ THADEN FIELDHOUSE

A basecamp for aerial adventure and a gathering place for all that love aviation.

OZ TRAILS

A world-class network of more than 550 miles of soft-surface shared-use mountain biking trails

◀ AMAZEUM

Modern children's museum offering dynamic, hands-on displays & activities & an outdoor playscape

▲ 8th STREET GATEWAY PARK

A new center for community recreation and urban nature

EXPLORE

BENTONVILLE

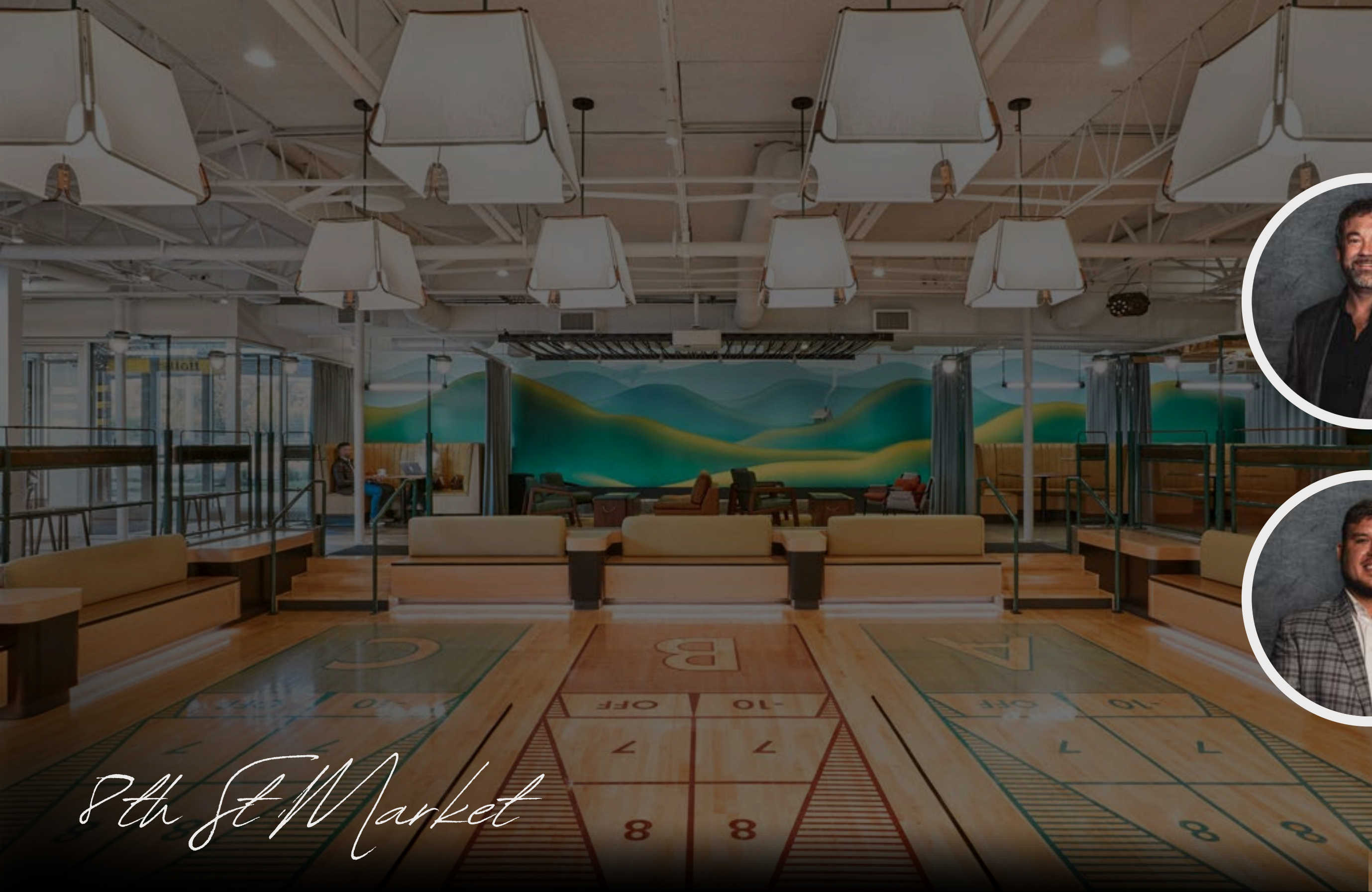
► **NEW** WALMART HOME OFFICE 

THE NEW WALMART HOME OFFICE CAMPUS WILL OCCUPY APPROXIMATELY 350 ACRES IN THE HEART OF BENTONVILLE, ARKANSAS, AND INCLUDES MORE THAN 30 BUILDINGS FOR OFFICES, SERVICES, PARKING DECKS, AND AMENITIES LIKE CHILDCARE AND FINE DINING.



- FITNESS FACILITY
- AMPHITHEATRE
- FOOD HALL
- FOOD TRUCKS
- CHILDCARE CENTER
- WELCOME CENTER
- PARKING DECKS
- MARRIOTT HOTEL
- OFFICE SPACES
- EVENT CENTER
- CAMPUS LAKES





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