

RETAIL LEASING · BENTONVILLE, AR

Blue
Crane

• ONE UNIT REMAINING

CRYSTAL FLATS

1401 NE John DeShields Blvd SUITE 113 · 2,834 SF

ABOUT CRYSTAL FLATS

Where Bentonville lives and moves.

Crystal Flats is a premier mixed-use development positioned across from Orchards Park and near the Razorback Greenway, minutes from the future Walmart Home Office, Crystal Bridges, and I-49.

With **622 multifamily unit residential units**, **leased at >95%** and top cultural attractions within a one-mile radius, it delivers unmatched access to Bentonville's growing population and lifestyle traffic.



THE OPPORTUNITY

The last one.

Crystal Flats leased up around a deliberate mix of daily-use service tenants. Suite 113 is the final commercial unit, and it is available now.

1

Unit remaining

Of 16,368 SF total

2,834

Square feet

Warm vanilla shell

622

Units above

Residents on site
>95% Leased



Suite 113 storefront

Direct entry, facing Orchards Park

THE OFFERING

Terms at a glance.

LEASE RATE	\$25.00 SF NNN
AVAILABLE SPACE	Suite 113 · 2,834 SF
TI OFFERED	\$55.00 / SF
PROPERTY TYPE	Retail
DELIVERY	Warm Vanilla Shell
AVAILABILITY	Immediate



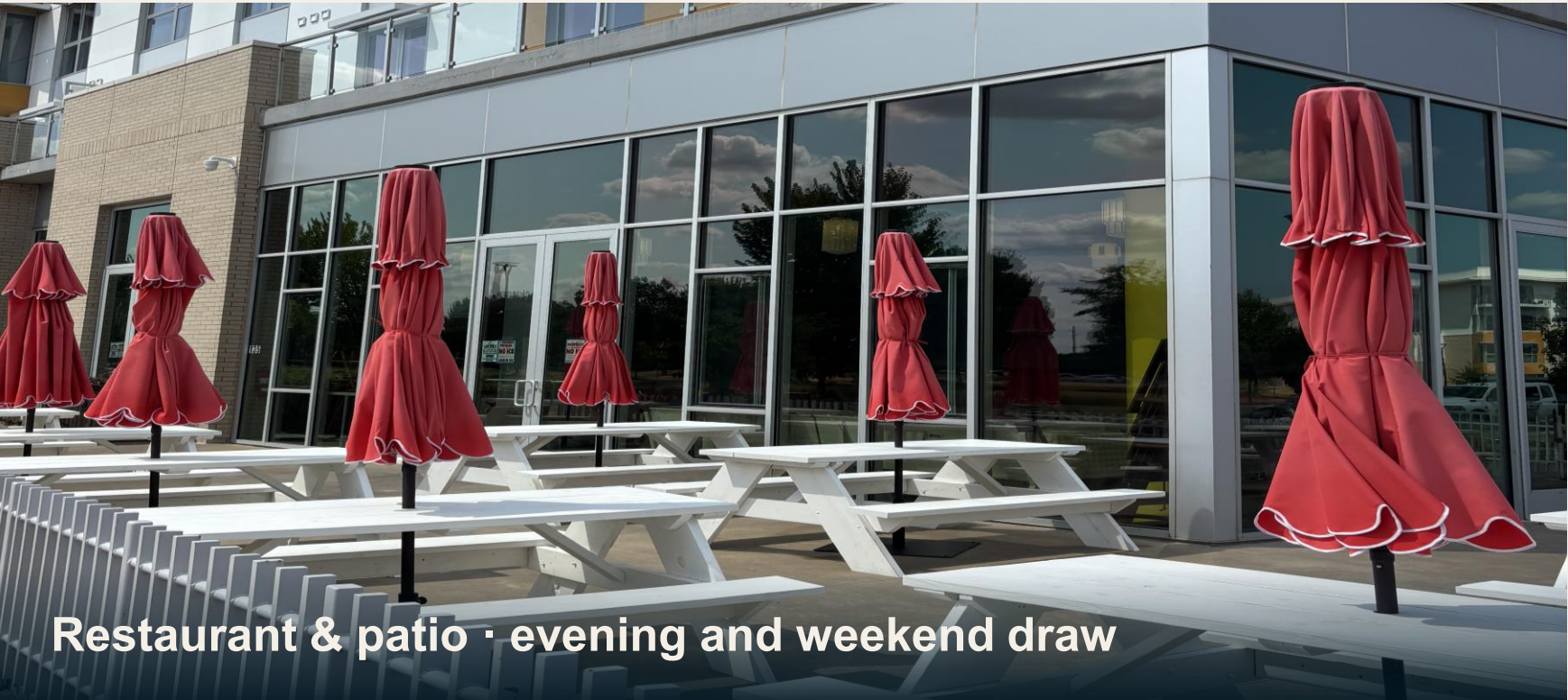
THE CO-TENANCY

Neighbors who bring people back.

A service-led mix built on repeat visits, not one-time trips.



Red Kite Coffee · daily morning traffic



Restaurant & patio · evening and weekend draw

- 3,697 SF

Pizzeria Lottie’s - Restaurant
- 2,496 SF

Crystal Spaws – Pet Spa Service
- 911 SF

Huega – Nail Salon
- 2,759 SF

Sister Spumoni – Ice Cream
- 1,242 SF

Red Kite – Coffee / Cafe
- 2,429 SF

Body Balance – Group Fitness
- 2,834 SF

Suite 113 · available now

SITE PLAN

In the middle of the run.

2,834 SF

SUITE 113 · LAST AVAILABLE



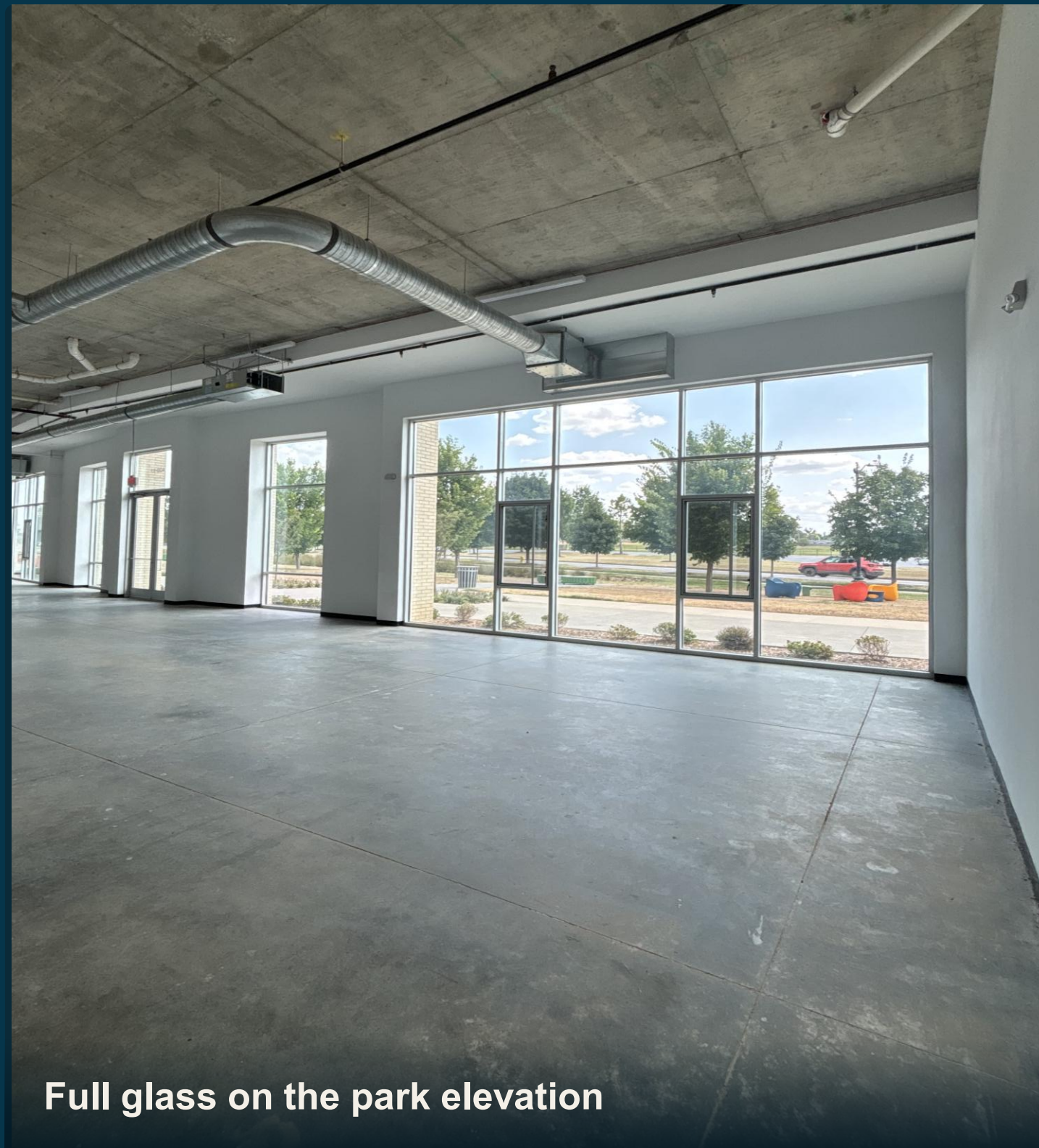
SUITE 113

A light-filled canvas.

Warm vanilla shell

Two larger restrooms

\$55/SF TI offered



Full glass on the park elevation



Deep, column-light plate



Dedicated entry & park views

BEST-FIT USERS

Picture your practice here.

Illustrative build-out concepts for the suite. Not as-built.





SIGNAGE READY

VISIBILITY

Be seen from the park.

Full-height storefront glass, a dedicated entry, and a signage program already proven by neighboring tenants.

- Building-mounted & blade signage precedent
- Facing Orchards Park & event crowds
- Steps off the Razorback Greenway
- Dedicated storefront entry at Suite 113

DEMOGRAPHICS

A young, spending trade area.

NEIGHBORHOOD	1 MILE	3 MILE	5 MILE
Population	6,614	39,697	98,234
Median Age	34.9	34.4	34.1
Households	2,591	14,979	36,559

\$66MM+

Food away from home · 3 mile

\$55MM+

Entertainment & services · 3 mile

\$37MM+

Apparel & services · 3 mile

WHY CRYSTAL FLATS

The case for your business.

- 01 The last remaining retail unit, available immediately
- 02 A service co-tenancy already leased and drawing traffic
- 03 Prominent storefront signage facing Orchards Park
- 04 487 multifamily units on site to support the retail
- 05 Orchards Park hosts dozens of community events monthly
- 06 Warm vanilla shell with two larger restrooms in place

\$55/SF TI on 2,834 SF at \$25/SF NNN. The last chance to join Crystal Flats.



GET CONNECTED

Let's find your space.

Gavin Magee

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OFFERING

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