

**THE
WAREHOUSE
DISTRICT**

Introducing a new facet to
Johnson Square

Welcome to The Warehouse District at Johnson Square, a unique pocket within the larger new urban neighborhood. With a heavy emphasis on art, design, and vibrancy, the Warehouse District creates the heart of the community.



BENNETTCRE.COM

COREY FUHRMAN
BROKER
479.504.2034
COREY@BENNETTCRE.COM

CLINTON BENNETT
PRINCIPAL
479.200.3457
CLINTON@BENNETTCRE.COM

NATALIE BAILEY
BROKER
479.466.0411
NATALIE@HIGHSTREETRED.COM

WARD DAVIS
PRINCIPAL
501.499.4000
WARD@HIGHSTREETRED.COM



HIGHSTREETRED.COM

THE WAREHOUSE DISTRICT

AVAILABILITY



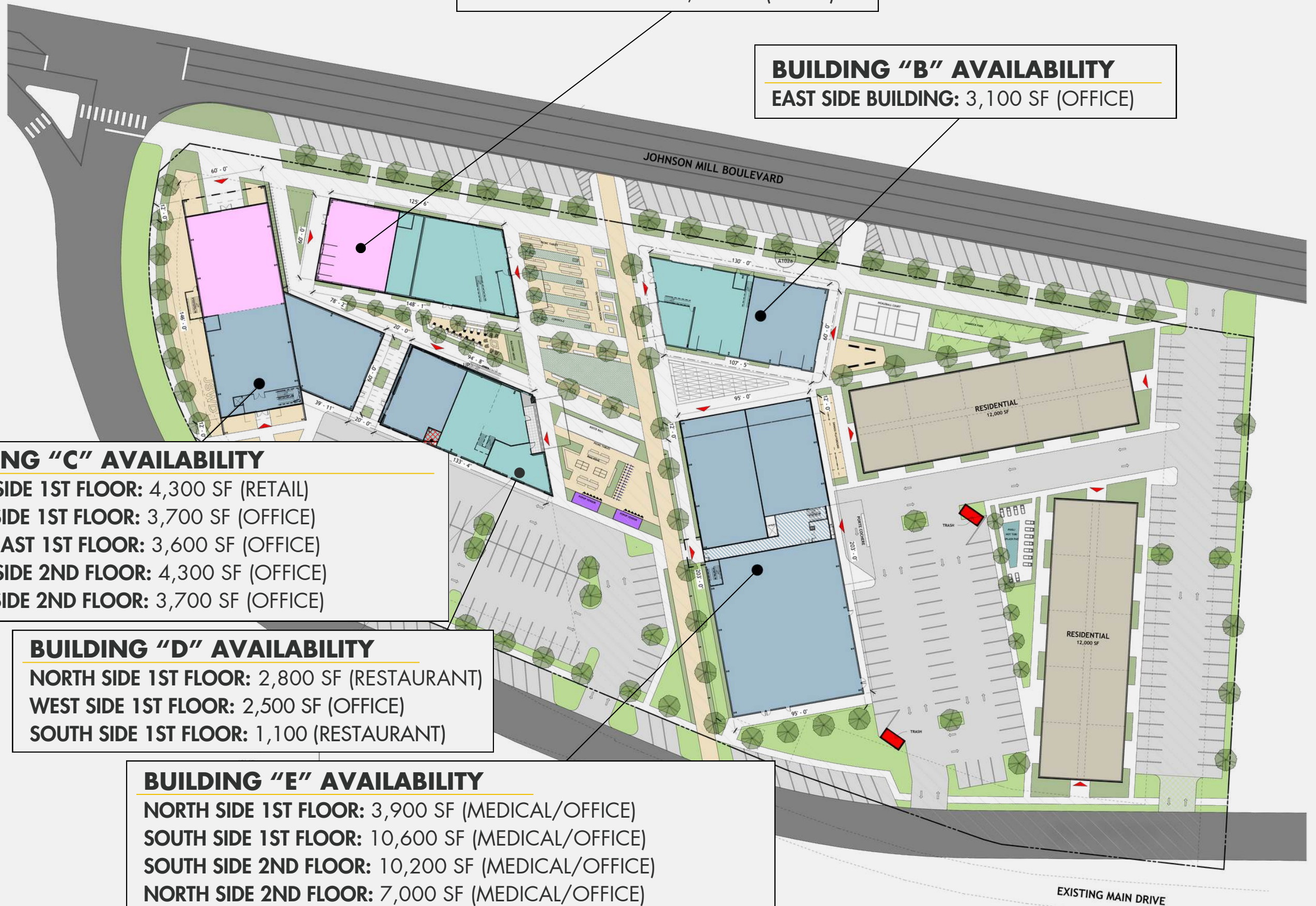
BUILDING "A" AVAILABILITY
 WEST SIDE BUILDING: 3,300 SF (RETAIL)

BUILDING "B" AVAILABILITY
 EAST SIDE BUILDING: 3,100 SF (OFFICE)

BUILDING "C" AVAILABILITY
 NORTH SIDE 1ST FLOOR: 4,300 SF (RETAIL)
 SOUTH SIDE 1ST FLOOR: 3,700 SF (OFFICE)
 SOUTH EAST 1ST FLOOR: 3,600 SF (OFFICE)
 NORTH SIDE 2ND FLOOR: 4,300 SF (OFFICE)
 SOUTH SIDE 2ND FLOOR: 3,700 SF (OFFICE)

BUILDING "D" AVAILABILITY
 NORTH SIDE 1ST FLOOR: 2,800 SF (RESTAURANT)
 WEST SIDE 1ST FLOOR: 2,500 SF (OFFICE)
 SOUTH SIDE 1ST FLOOR: 1,100 (RESTAURANT)

BUILDING "E" AVAILABILITY
 NORTH SIDE 1ST FLOOR: 3,900 SF (MEDICAL/OFFICE)
 SOUTH SIDE 1ST FLOOR: 10,600 SF (MEDICAL/OFFICE)
 SOUTH SIDE 2ND FLOOR: 10,200 SF (MEDICAL/OFFICE)
 NORTH SIDE 2ND FLOOR: 7,000 SF (MEDICAL/OFFICE)



BUILDING A | 8,900 TOTAL SF | RETAIL & RESTAURANT | 3,300 SF AVAILABLE

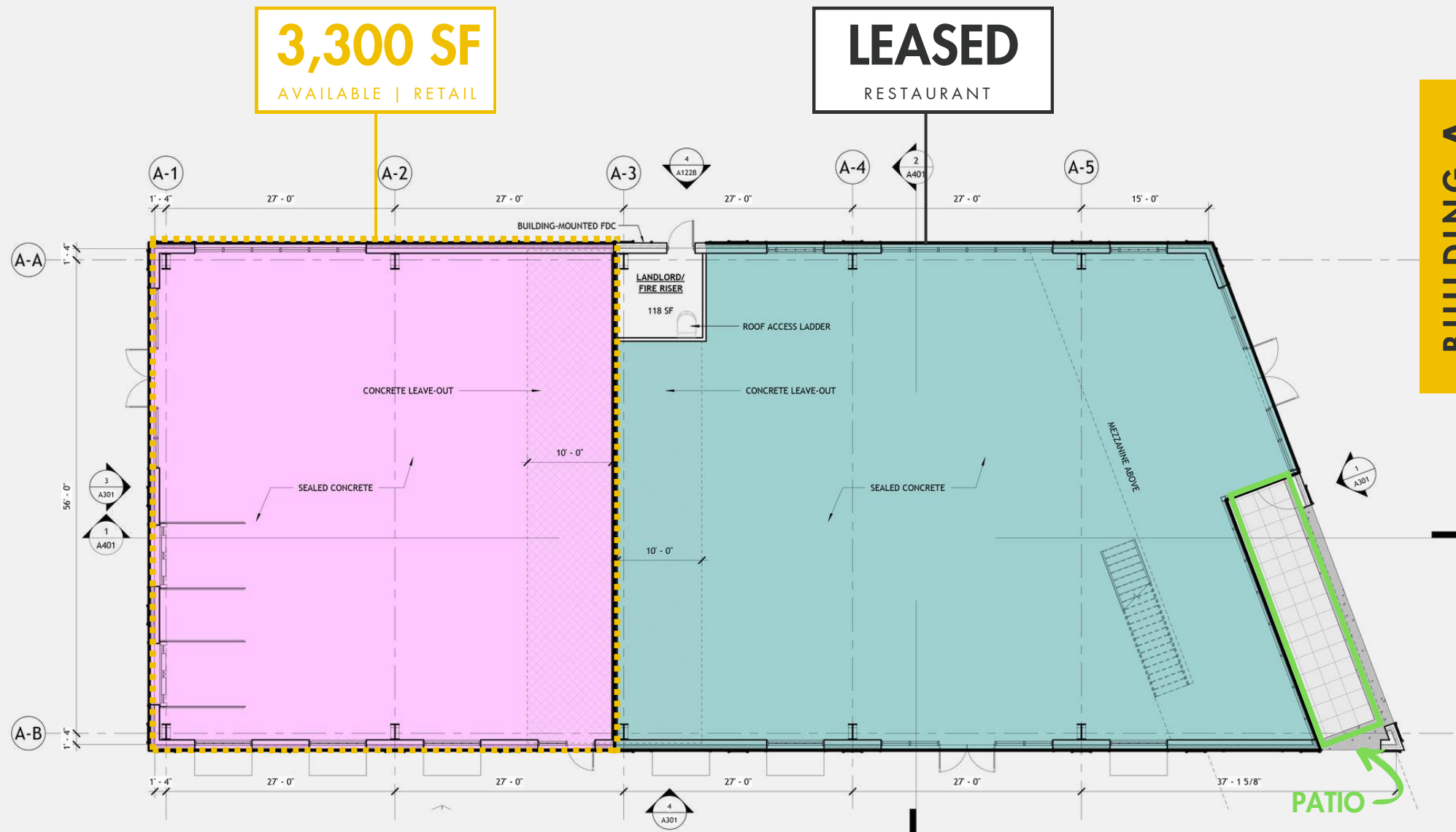
LEASED
RESTAURANT

3,300 SF
AVAILABLE | RETAIL



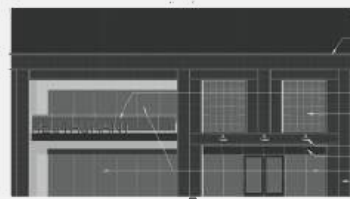
THE WAREHOUSE DISTRICT

BUILDING A AVAILABILITY

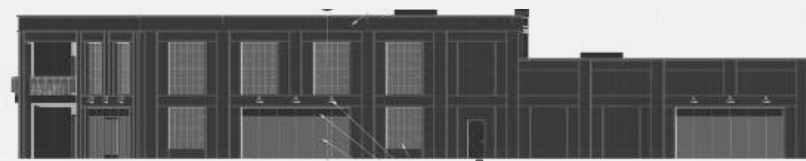


BUILDING A

3,300 SF RETAIL
\$35.00 PSF NNN
SPRING '26 EST DELIVERY



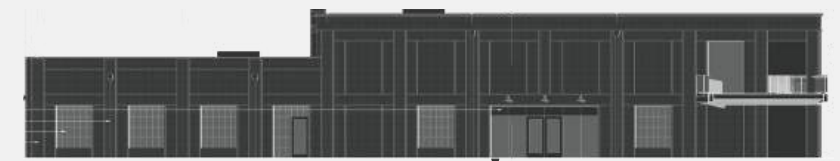
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



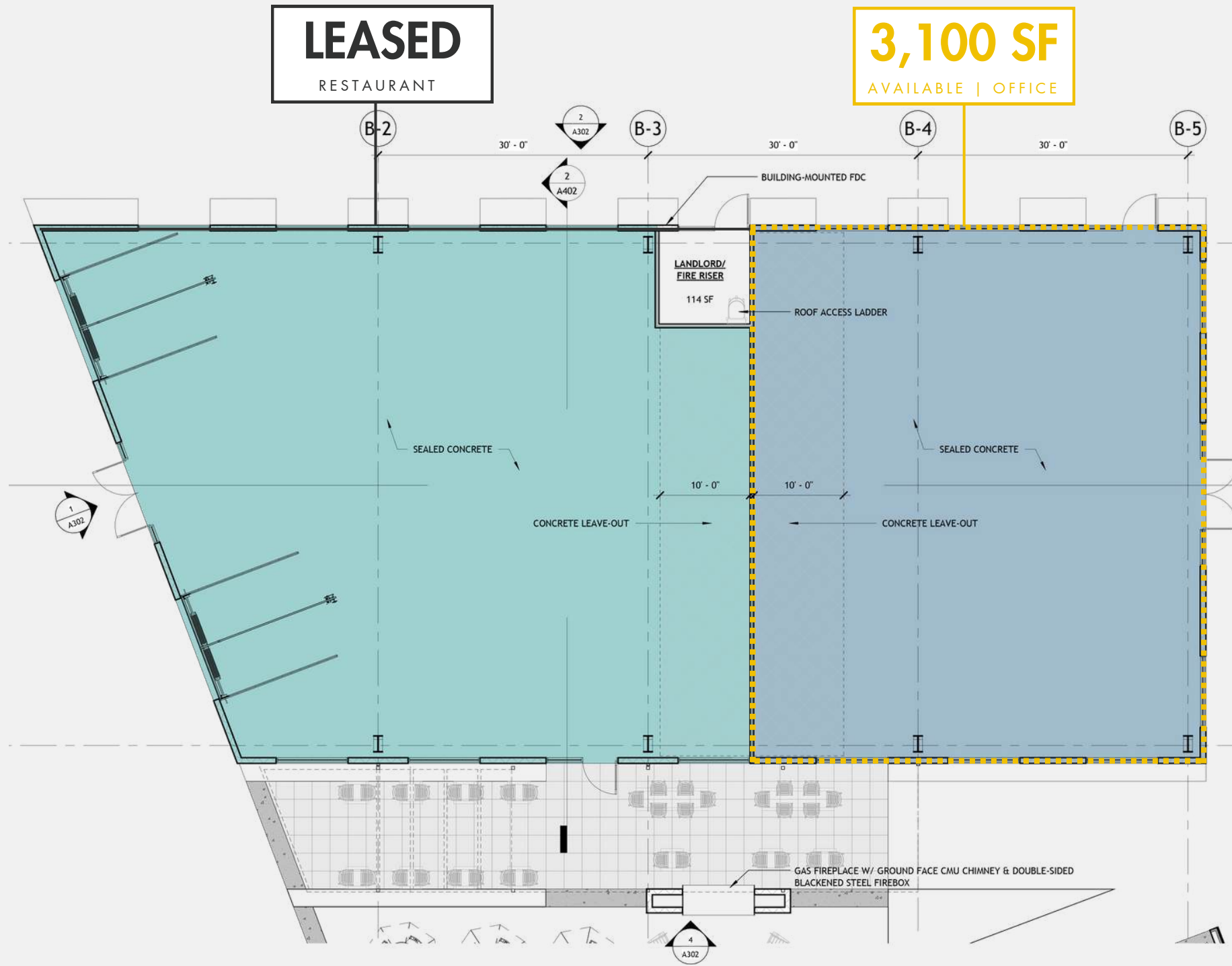
SOUTH ELEVATION

BUILDING B | 7,100 TOTAL SF | OFFICE & RESTAURANT | **3,100 SF AVAILABLE**



THE WAREHOUSE DISTRICT

BUILDING B AVAILABILITY

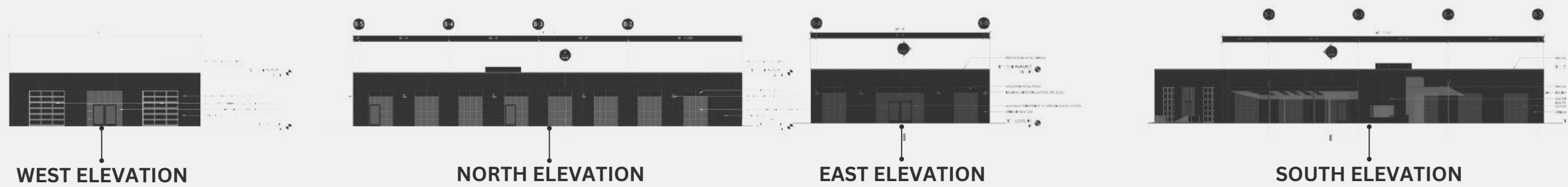


BUILDING B

3,100 SF
OFFICE

\$35.00 PSF
NNN

SPRING '26
EST DELIVERY



BUILDING C | 20,600 TOTAL SF | RETAIL & OFFICE | 20,600 SF AVAILABLE

3,700 SF
AVAILABLE | OFFICE

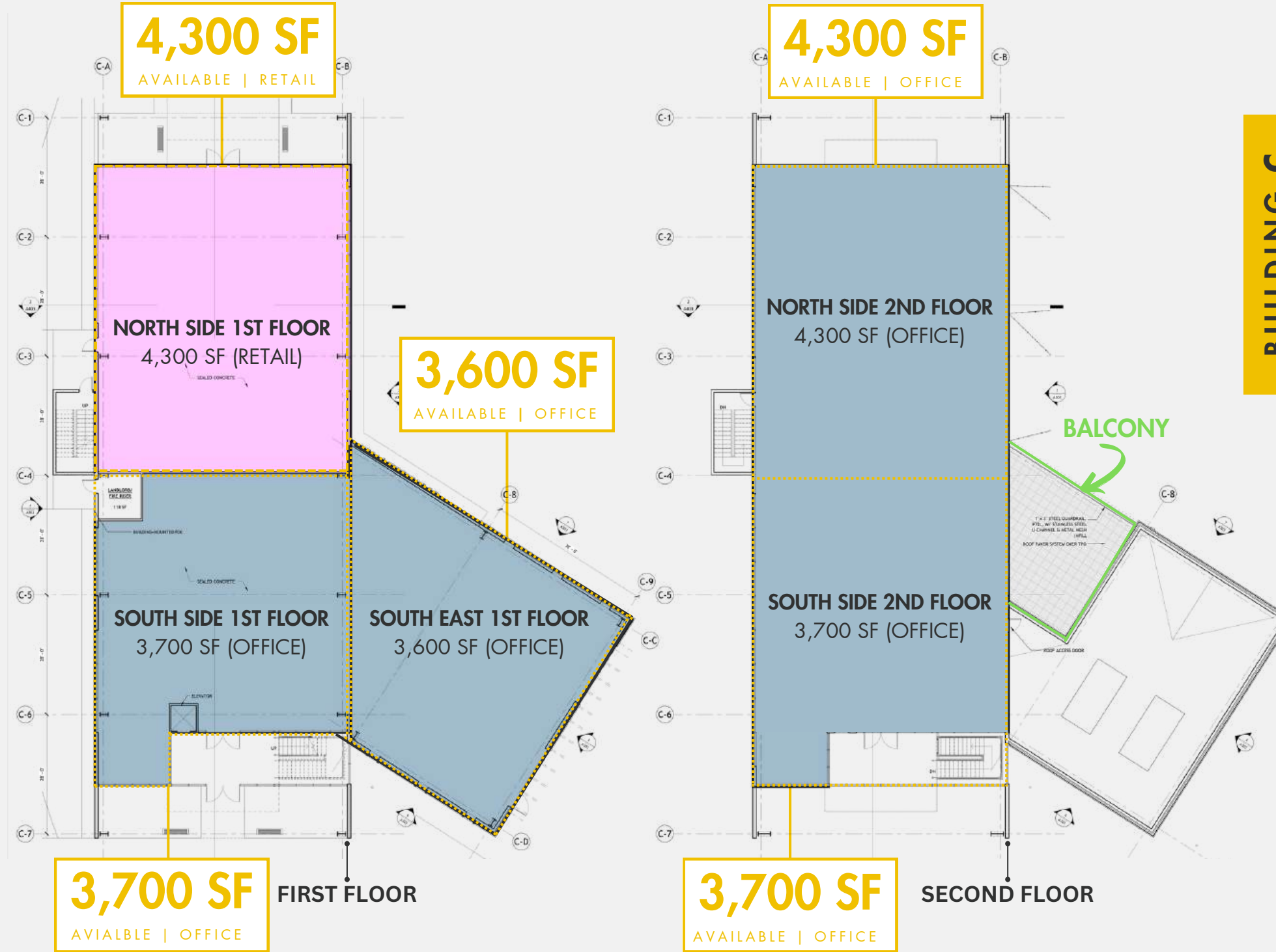
4,300 SF
AVAILABLE | OFFICE

3,600 SF
1ST FLOOR SIDE
BUILDING (NOT
SHOWN) OFFICE

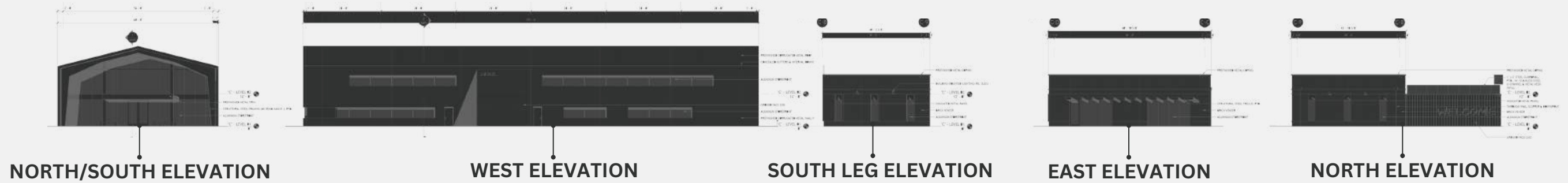
4,300 SF
AVAILABLE | RETAIL

3,700 SF
AVAILABLE | OFFICE

THE WAREHOUSE DISTRICT BUILDING C AVAILABILITY



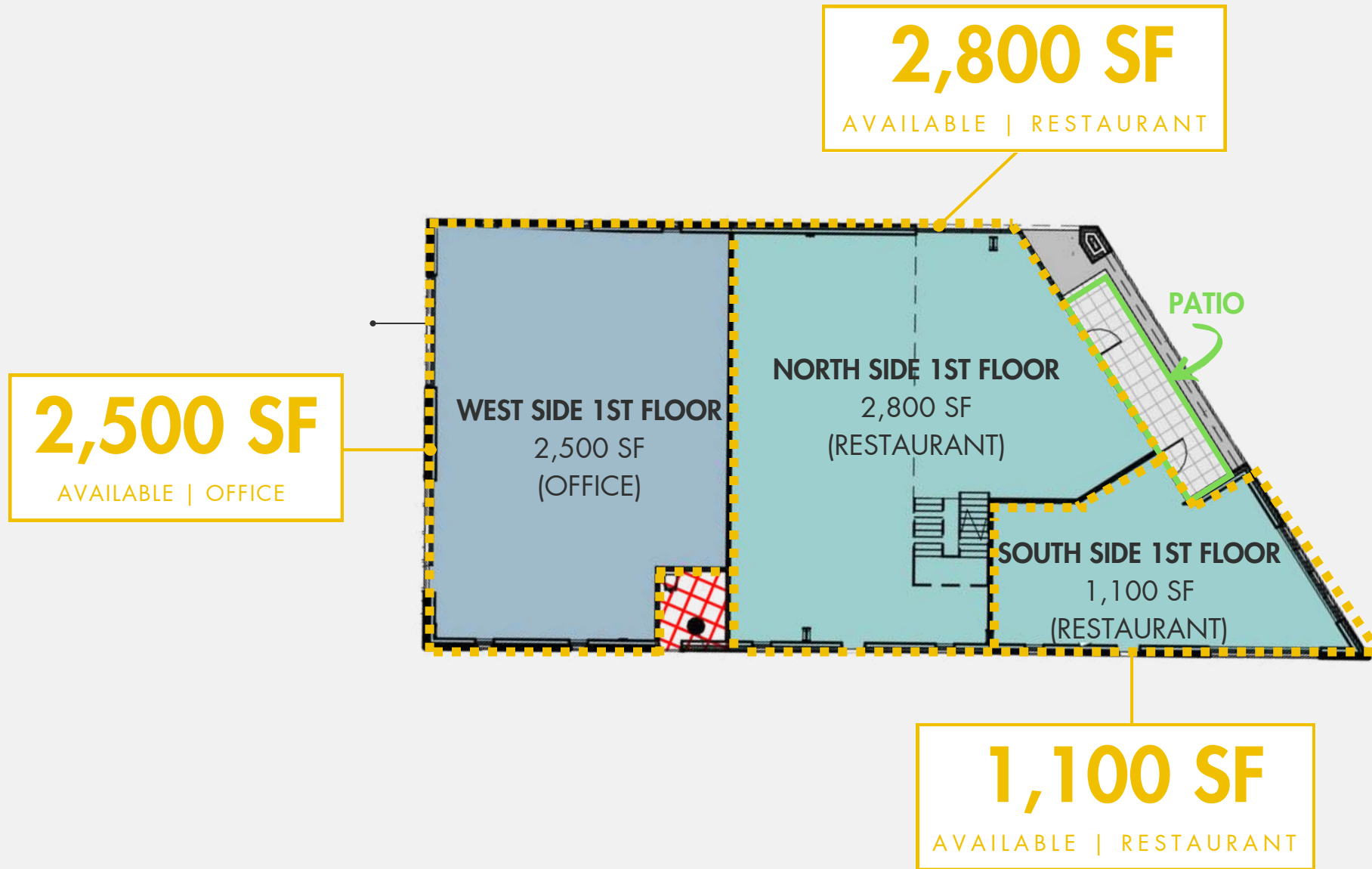
BUILDING C	NORTH SIDE 1ST FLOOR 4,300 SF (RETAIL)
	SOUTH SIDE 1ST FLOOR 3,700 SF (OFFICE)
	SOUTH EAST 1ST FLOOR 3,600 SF (OFFICE)
	NORTH SIDE 2ND FLOOR 4,300 SF (OFFICE)
	SOUTH SIDE 2ND FLOOR 3,700 SF (OFFICE)
	\$35.00 PSF NNN
SPRING '26 EST DELIVERY	



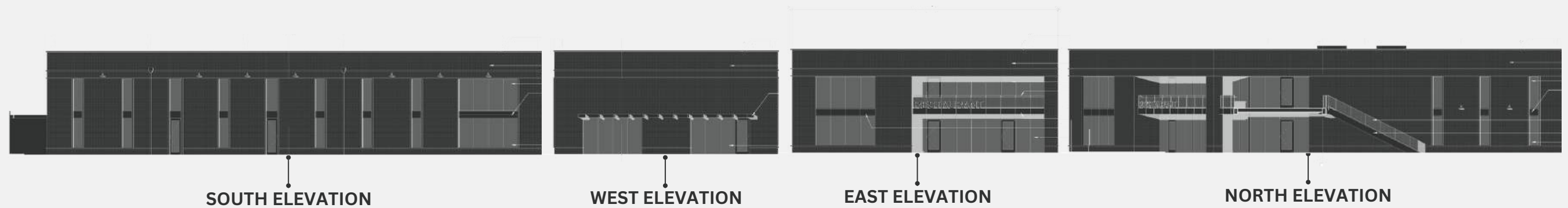
BUILDING D | 7,500 TOAL SF | RESTAURANT AND OFFICE | 7,500 SF AVAILABLE



THE WAREHOUSE DISTRICT BUILDING D AVAILABILITY



BUILDING D	NORTH SIDE 1ST FLOOR 2,800 SF (RESTAURANT)
	SOUTH SIDE 1ST FLOOR 1,100 SF (RESTAURANT)
	WEST SIDE 1ST FLOOR 2,500 SF (OFFICE)
\$35.00 PSF NNN	
SPRING '26 EST DELIVERY	



BUILDING E | 35,000 TOTAL SF | MEDICAL/OFFICE | 31,700 SF AVAILABLE

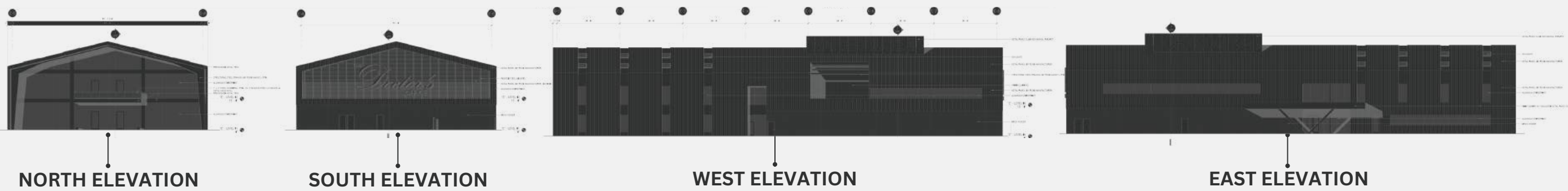
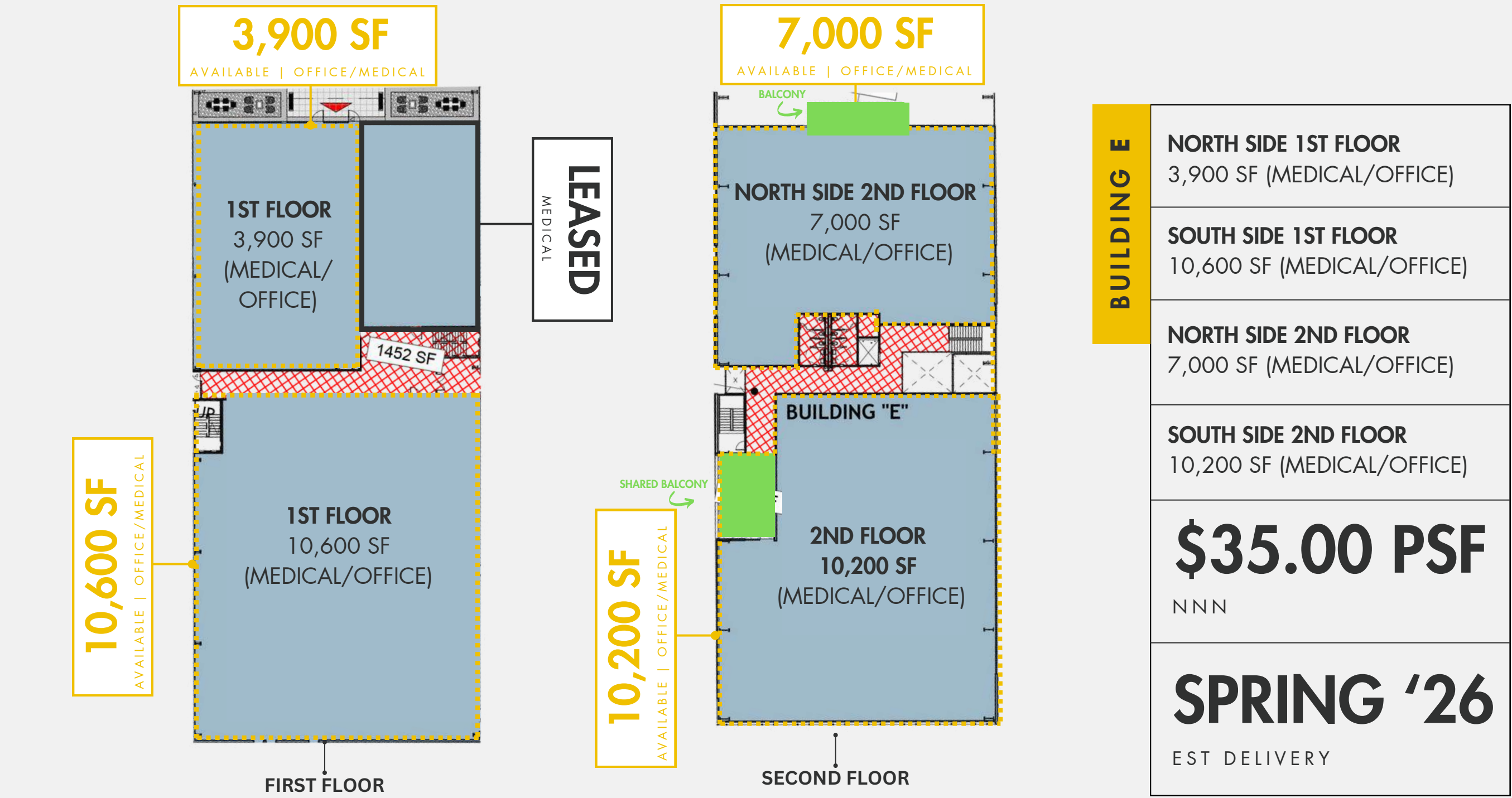


11 / 28

JOHNSON MILL BLVD & MAIN DR // JOHNSON, AR

THE WAREHOUSE DISTRICT

THE WAREHOUSE DISTRICT BUILDING E AVAILABILITY



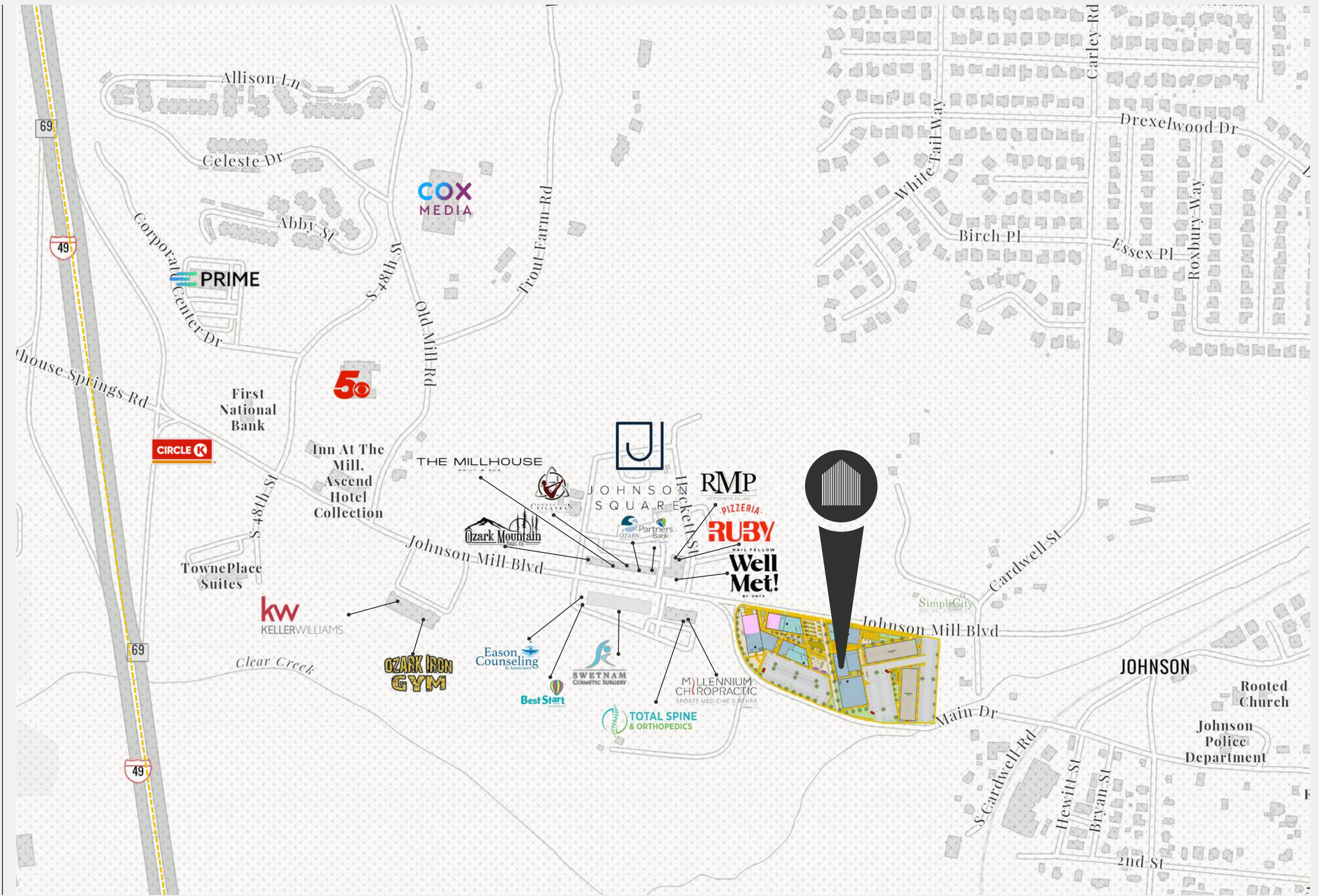
THE WAREHOUSE DISTRICT THE BUILD SITE



THE BUILD SITE | IN THE HEART OF DOWNTOWN JOHNSON



THE WAREHOUSE DISTRICT NEARBY AMENITIES



THE WAREHOUSE DISTRICT

THE BUILD SITE





THE NEIGHBORHOOD

Johnson Square

The Warehouse District is an integral part of the Johnson Square neighborhood, which is a beautiful new community featuring professional offices, retail shops, dining, entertainment, cozy parks, and a diverse range of homes with easy access to nearby trails. Johnson Square was founded on the belief that great neighborhoods create healthy, thriving, and happy places for people to live and prosper.



HAIL FELLOW WELL MET



THE RMP BUILDING AT JOHNSON SQUARE



JOHNSON SQUARE



Gastronomic Groundbreakers: The New Hot Spot

Popular business include: Pizzeria Ruby, Hail Fellow Well Met!, Ozark Mountain Bagel Co, Wrights BBQ, Confident Coffee, and La Medina Luna.

📍 Johnson, AR

Johnson, Arkansas, is a vibrant and rapidly emerging gem in the Northwest Arkansas region. This quaint yet dynamic city is experiencing a renaissance of growth and development, making it a sought-after destination for young professionals, AND entrepreneurs. Johnson seamlessly blends small-town charm with the conveniences and opportunities of a burgeoning urban center. Its strategic location, just minutes away from major cities and business hubs, positions Johnson as an ideal place for those seeking a balanced lifestyle amidst nature and progress. With ongoing investments in infrastructure and local businesses, Johnson is not just growing; it's thriving, offering a promising future for residents and newcomers eager to be part of an up-and-coming community.



📍 OZARK MOUNTAIN BAGEL CO.



📍 HAIL FELLOW WELL MET



📍 PIZZERIA RUBY



THE WAREHOUSE DISTRICT LOCATION CONVENIENCE

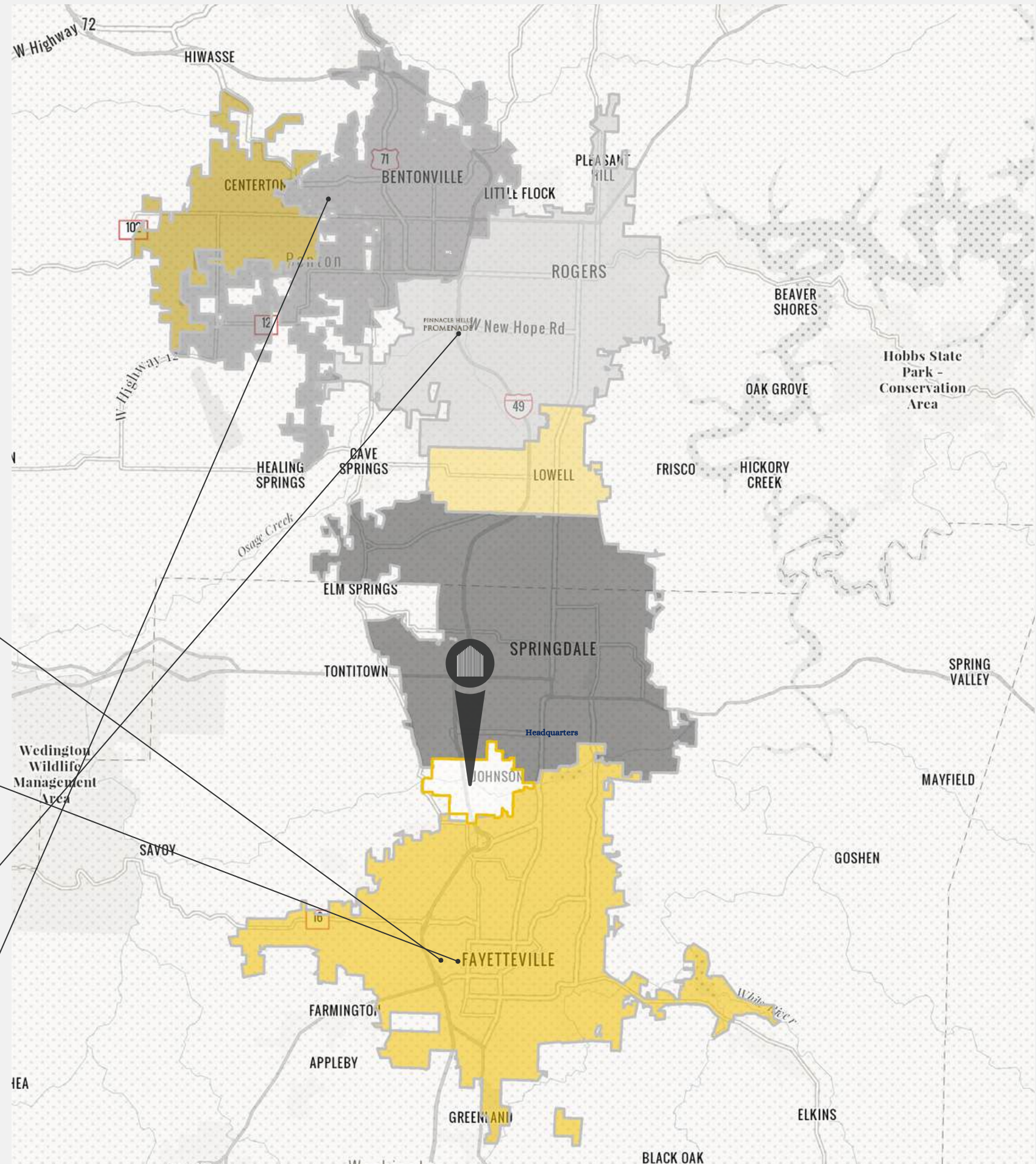


LOCATION CONVENIENCE

The Heart of Northwest Arkansas

Johnson Square is convenient. Centrally located in Johnson, it's a short commute to all the cities of Northwest Arkansas. Exit Johnson Square and you're about a minute's drive from I-49 with easy access to Rogers, Bentonville, Springdale and Fayetteville. Crystal Bridges Museum of American Art, Downtown Fayetteville, the Bentonville Square and the University of Arkansas are some nearby attractions.

	8 MIN DRIVE
	8 MIN DRIVE
	12 MIN DRIVE
	20 MIN DRIVE



THE WAREHOUSE DISTRICT NEARBY ATTRACTIONS

WHAT'S IN MY COMMUNITY? | 3-MILE RADIUS



THE WAREHOUSE DISTRICT WHY NORTHWEST AR



6th
Fastest Growing
Metros in America

VISUAL
CAPITALIST

26^B
Gross MetroProduct
Northwest Arkansas



26th
Gross MetroProduct
Northwest Arkansas



TOP 10
Real EstateMarket
in 2023 and into the future



3rd
Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.



8th
Best Performing Large
City in the U.S.



484
Total Miles of Outdoor
Recreation Trails



2nd
Best Metro Area for
Minority Entrepreneurs



TOP 10
Best Place to Live
in the U.S.



WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

THE WAREHOUSE DISTRICT WHY NORTHWEST AR



REGIONAL EMPLOYERS

A number of Fortune 500
companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers, the University of Arkansas, and three Fortune 500 headquarters, including Walmart, J.B. Hunt Transportation Services, and Tyson Foods.



WALMART'S NEW HOME OFFICE
PROJECTED COMPLETION IN 2025

THE WAREHOUSE DISTRICT REGIONAL EMPLOYERS



Walmart built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 32,140 for the 2024-2025 academic year is. The U of A is an employer of over 10,000 staff. Over the last five years, enrollment has grown by 15.7%, reflecting the university's rising appeal.



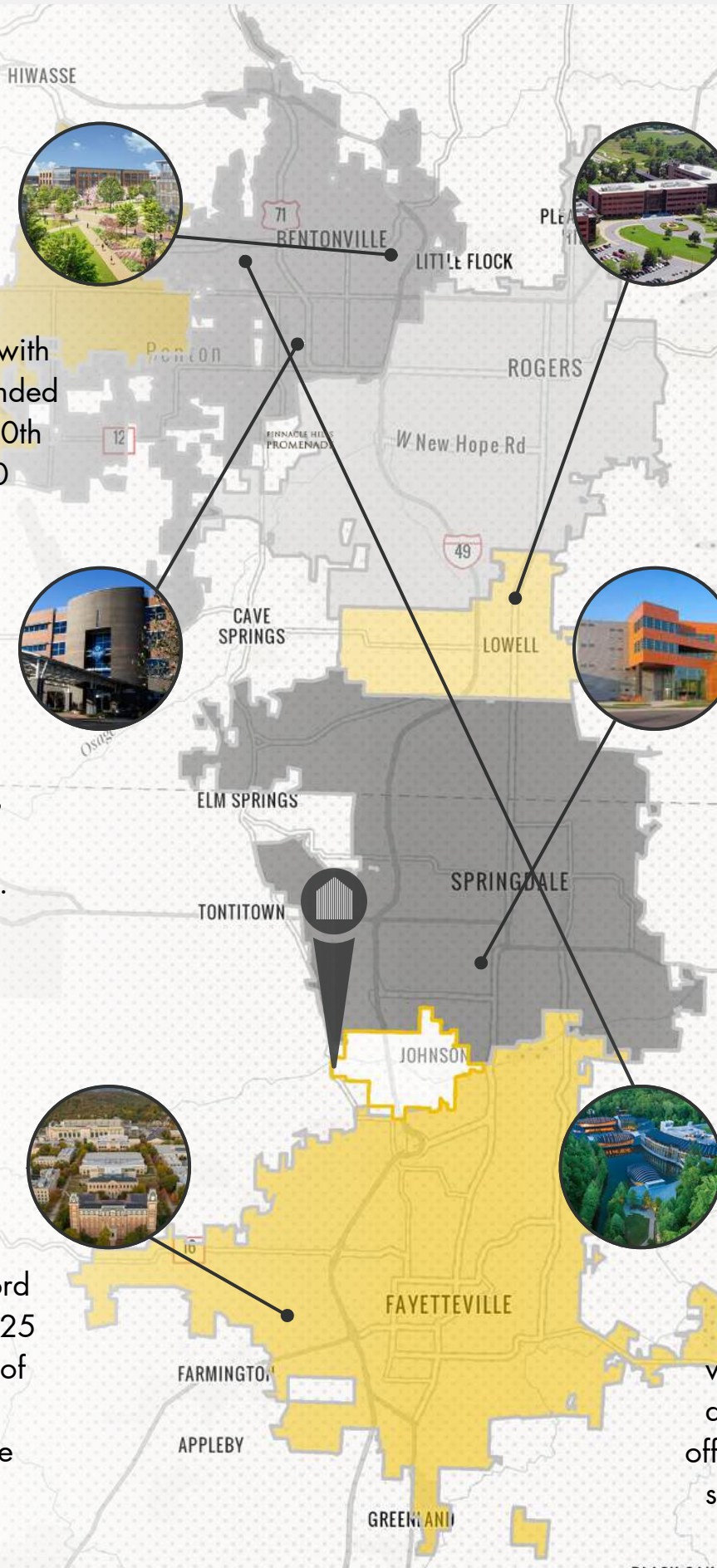
J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



THE WAREHOUSE DISTRICT

CONTACT US



COREY FUHRMAN

BROKER

479.504.2034

COREY@BENNETTCRE.COM



NATALIE BAILEY

BROKER

479.466.0411

NATALIE@HIGHSTREETRED.COM



CLINTON BENNETT

PRINCIPAL

479.200.3457

CLINTON@BENNETTCRE.COM



WARD DAVIS

PRINCIPAL

501.499.4000

WARD@HIGHSTREETRED.COM



BENNETTCRE.COM

HIGHSTREETRED.COM

5512 W WALSH LN
ROGERS, AR 72758

#9 W TOWNSHIP ST
FAYETTEVILLE, AR 72703