



## 1110 SE EVERGREEN ST BENTONVILLE, AR 72712

### OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	12,322 SF
Lot Size:	1.97 acres
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- Across the street from Walmart global HQ
- Ideal for office or office building investment
- Zoned C-2 for versatile commercial use
- Large lot with ample parking for employees and visitors
- Mobile walls allow for easy layout changes
- All lighting is LED

### PROPERTY OVERVIEW

Discover the perfect investment opportunity at 1110 SE Evergreen St. This building is located in one of the fastest-growing areas in the country. Across the street from the new Walmart Home Office- the future home of approximately 15,000 future employees. Nicely finished out, this building is move-in ready.



**STEVE FINEBERG**  
(479)271-4161  
steve@arkrealestate.com





**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	5,761	45,941	104,765
Median age	31.3	34.1	34.0
Total households	2,769	19,728	41,863
Total persons per HH	2.1	2.3	2.5
Average HH income	\$65,363	\$88,309	\$98,989
Average house value	\$184,363	\$231,841	\$235,602

Map data ©2024 Google Imagery ©2024 Arkansas GIS, City of Bentonville, Maxar Technologies, State of Arkansas, USDA/FPAC/GEO

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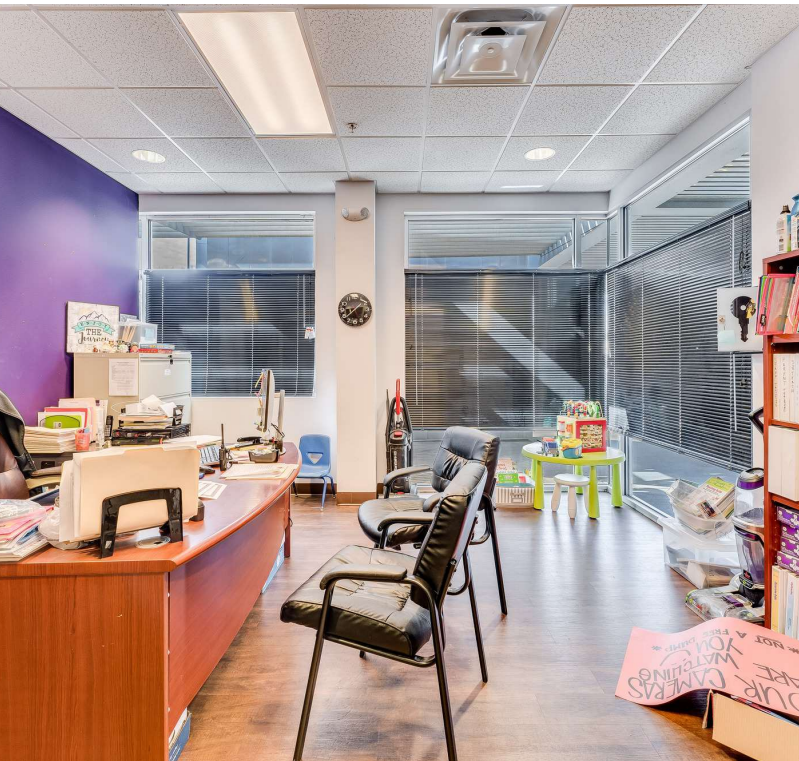
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BENTONVILLE SQUARE



1110 SE EVERGREEN ST  
 BENTONVILLE, AR

WALTON FAMILY WHOLE  
 HEALTH & FITNESS



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALESTATE.COM](http://ARKREALESTATE.COM)

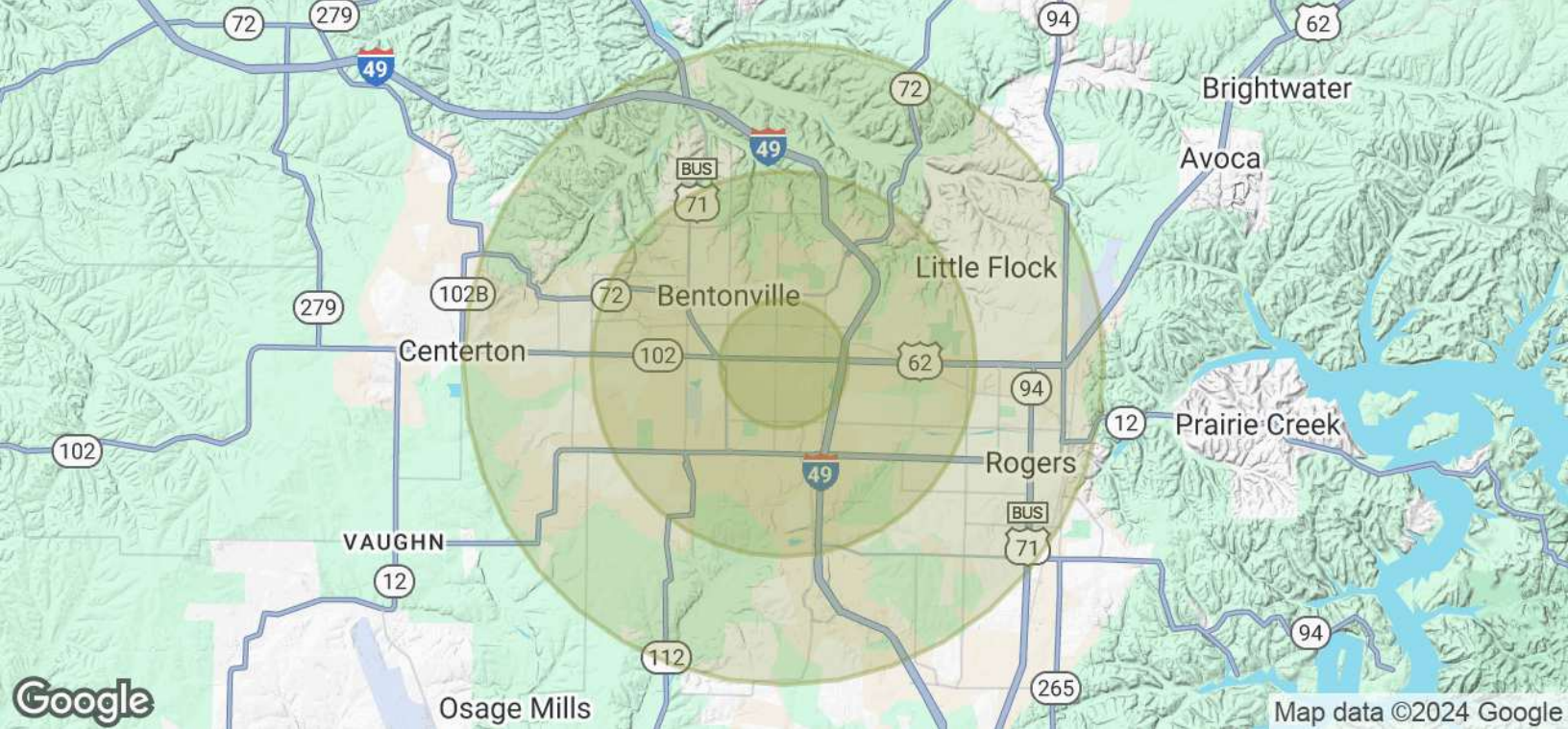


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,807	53,068	122,536
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	37	37	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,086	20,851	45,482
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$78,398	\$117,755	\$127,995
Average House Value	\$289,295	\$375,542	\$382,251

Demographics data derived from AlphaMap

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