



**FOR SALE
OR GROUND LEASE**

Asking Price:

Negotiable

**WALMART
OUTPARCELS**

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SW Regional Airport Blvd & SW I Street Bentonville, Arkansas

Property Amenities

- Commercial lots fronting Walmart Neighborhood Market
- 5.76 acres (Lot 14) is available for sale
- 0.88 acre (Lot 22) is available for ground lease
- Convenient to dense neighborhoods
- Near traffic light and Bentonville Municipal Airport

Walmart outparcels for sale on SW Regional Airport Blvd and SW I Street yielding a traffic count of 37,000 cars per day. Area is experiencing exponential growth with new residential and entertainment, and several new developments nearby including Taco Bell, Slim Chickens and future Andy's Frozen Custard.

Lot #	Size	Lot #	Size
14	5.76	26	SOLD
21	SOLD	27	SOLD
22	0.88		

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LOCATION



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Accelerating success.

Demographics

	1 Mile	3 Mile	5 Mile
Population 2024	8,761	53,389	123,290
Projected Population 2029	9,715	59,593	136,037
Average HH Income 2024	\$146,105	\$133,196	\$135,360
Projected Average HH Income 2029	\$162,822	\$148,358	\$151,266
Households 2024	3,385	20,602	45,981

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