

±4,782 SF SPACE FOR SALE

# 207 S MAIN STREET

BENTONVILLE, AR 72712



**COREY FUHRMAN**  
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5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM





**ADDRESS** 207 S MAIN ST

**CITY, STATE** BENTONVILLE, AR

**AVAILABLE** ±4,782 SF

**ASKING PRICE** \$4,250,000

- ADJACENT TO THE BENTONVILLE QUILT OF PARKS PROJECT: THE COMMONS
- SURROUNDED BY A DYNAMIC MIX OF RESTAURANTS, RETAIL SHOPS, AND CULTURAL ATTRACTIONS
- LOCATED 1 MILE AWAY FROM THE NEW WALMART HOME OFFICE
- STEPS AWAY FROM A BRAND NEW, HIGH END HOTEL: MOTTO

[🔗 GOOGLE EARTH VIEW 🔗](#)



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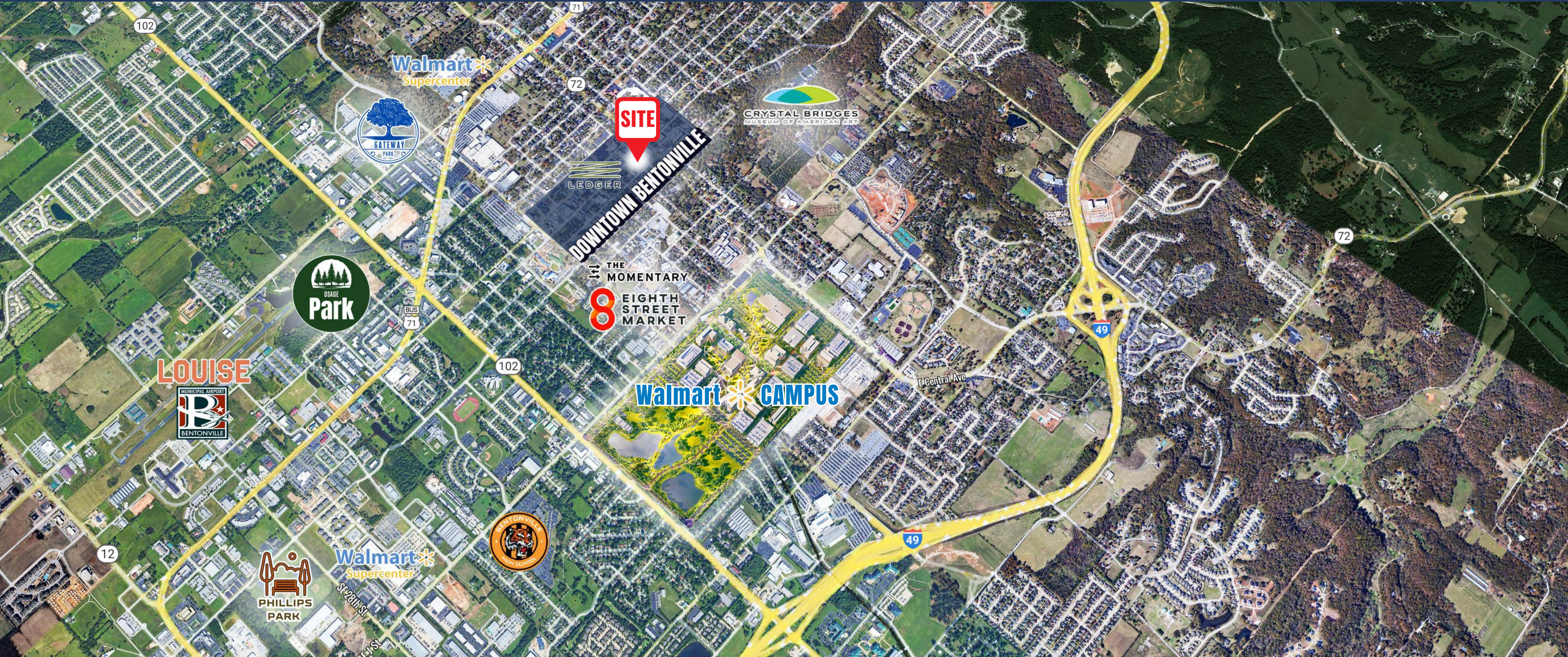






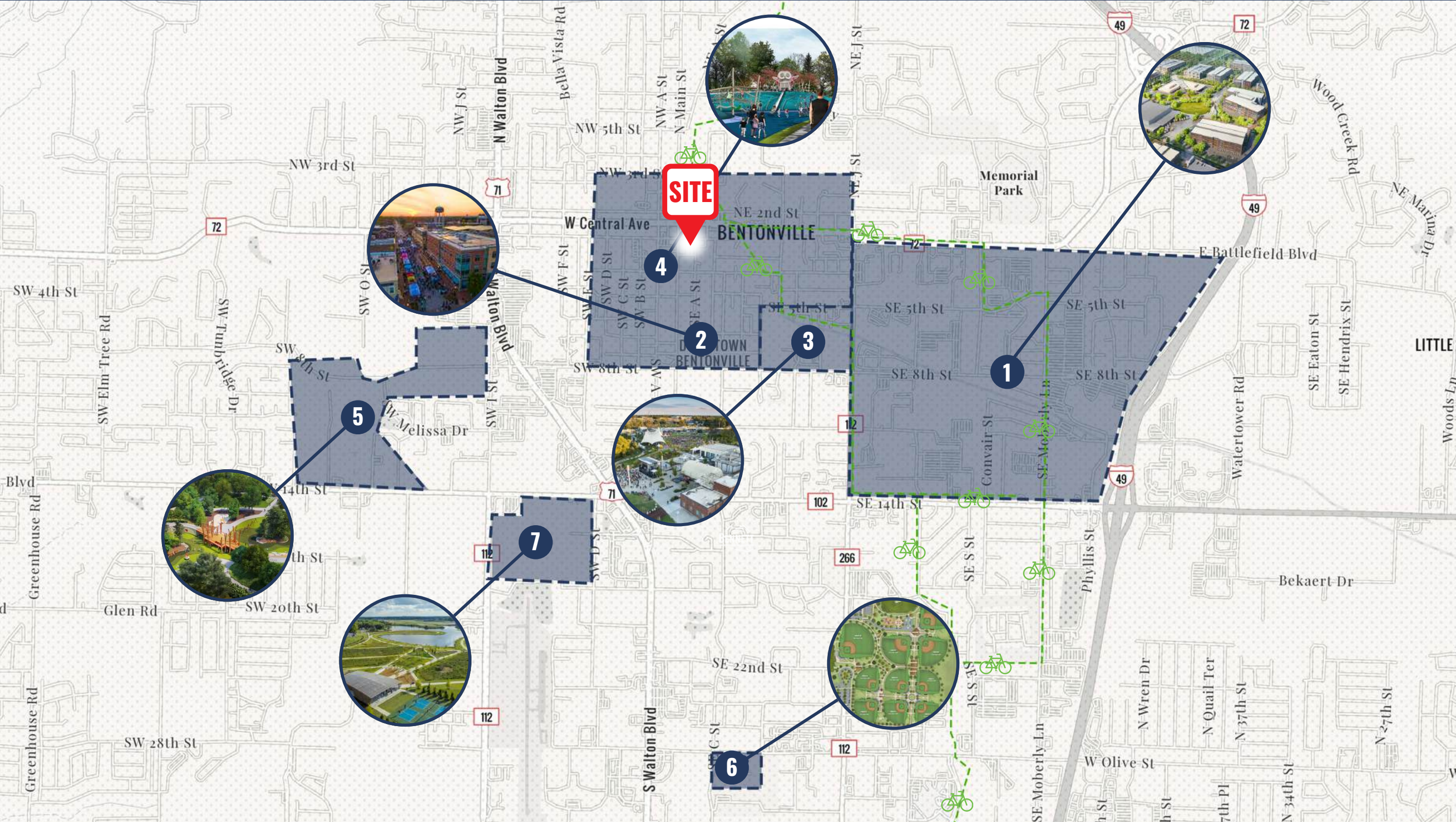
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### 1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

### 2 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

### 3 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

### 4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

### 5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

### 6 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

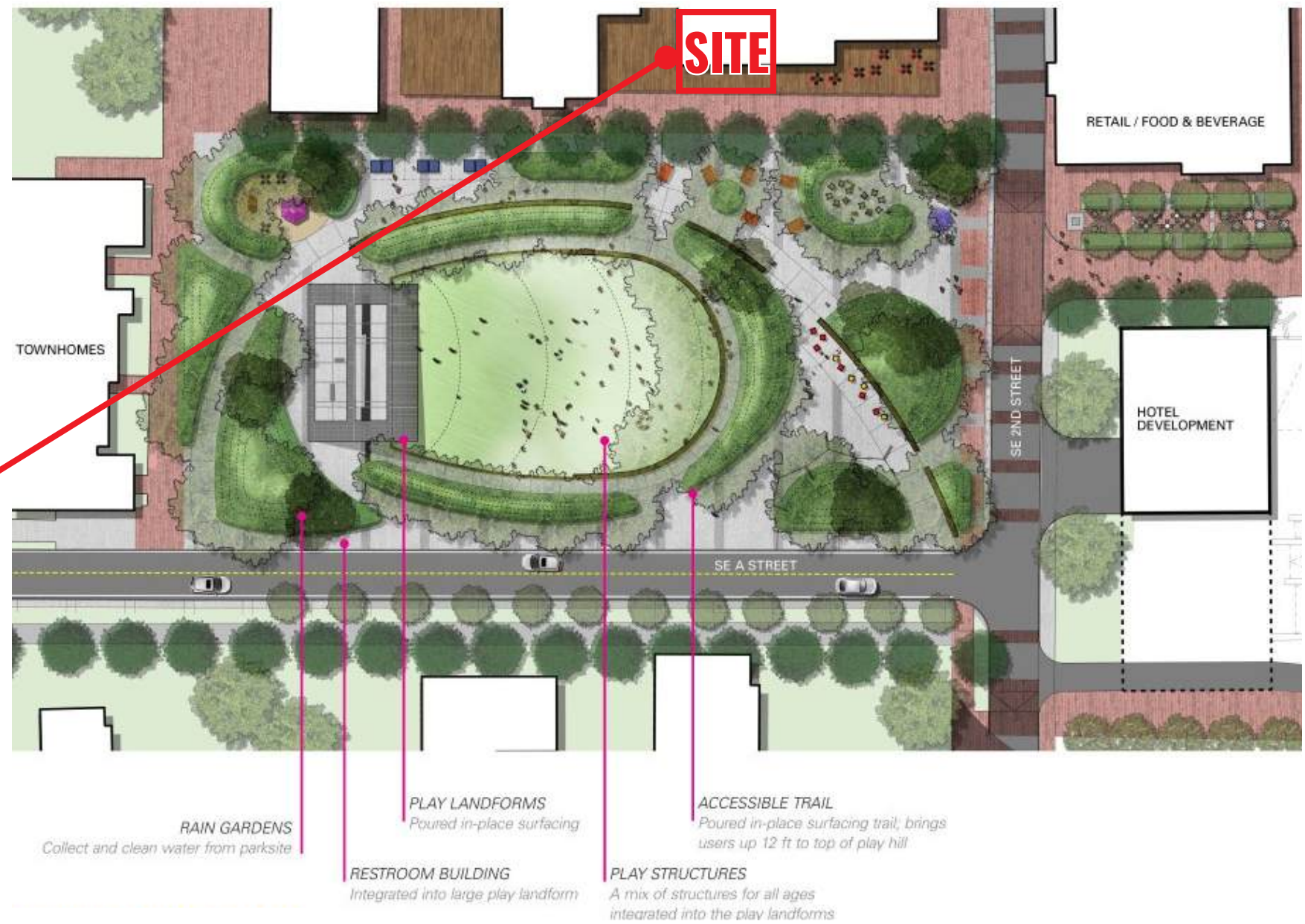
### 7 OSAGE PARK

Osage Park in is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.



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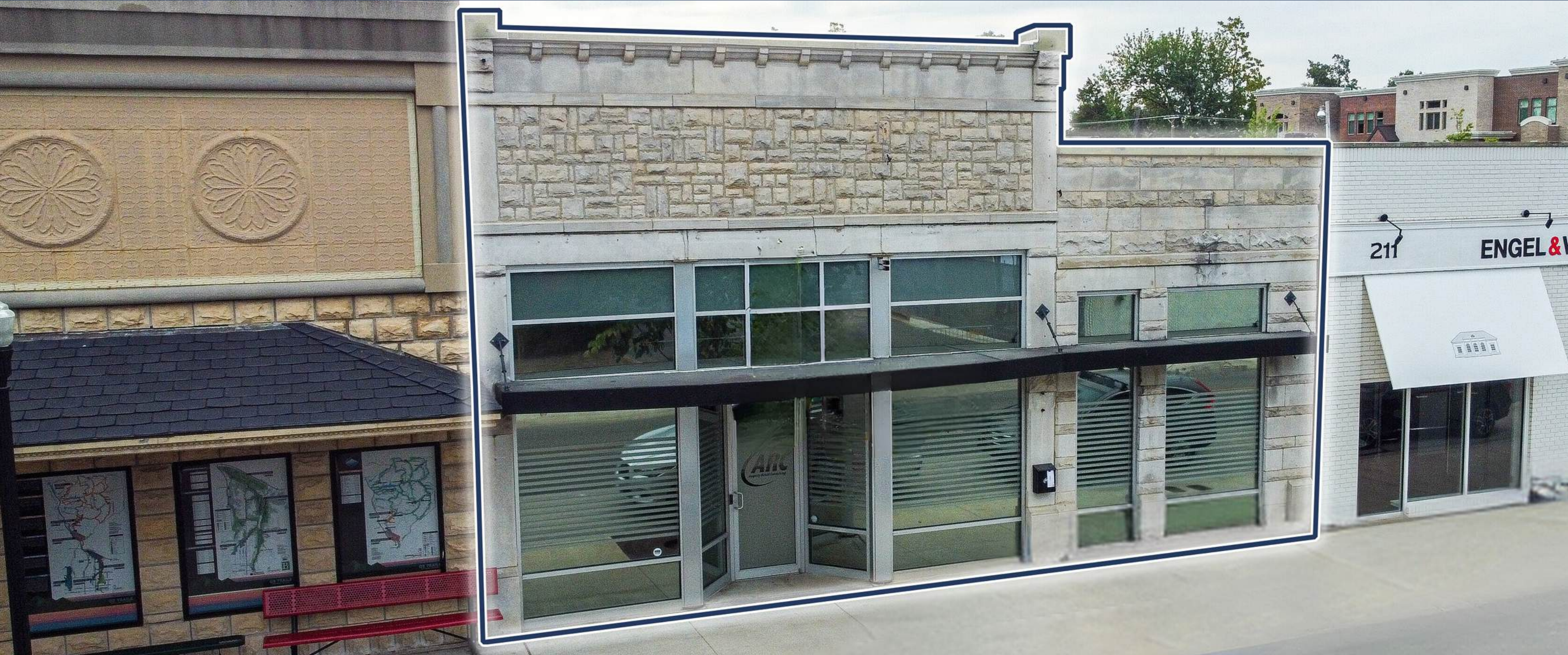


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SITE PHOTO



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# LOCATION CONVENIENCE



WALMART CAMPUS | BENTONVILLE

1.0 MILES



UNIVERSITY OF AR | FAYETTEVILLE

24 MILES



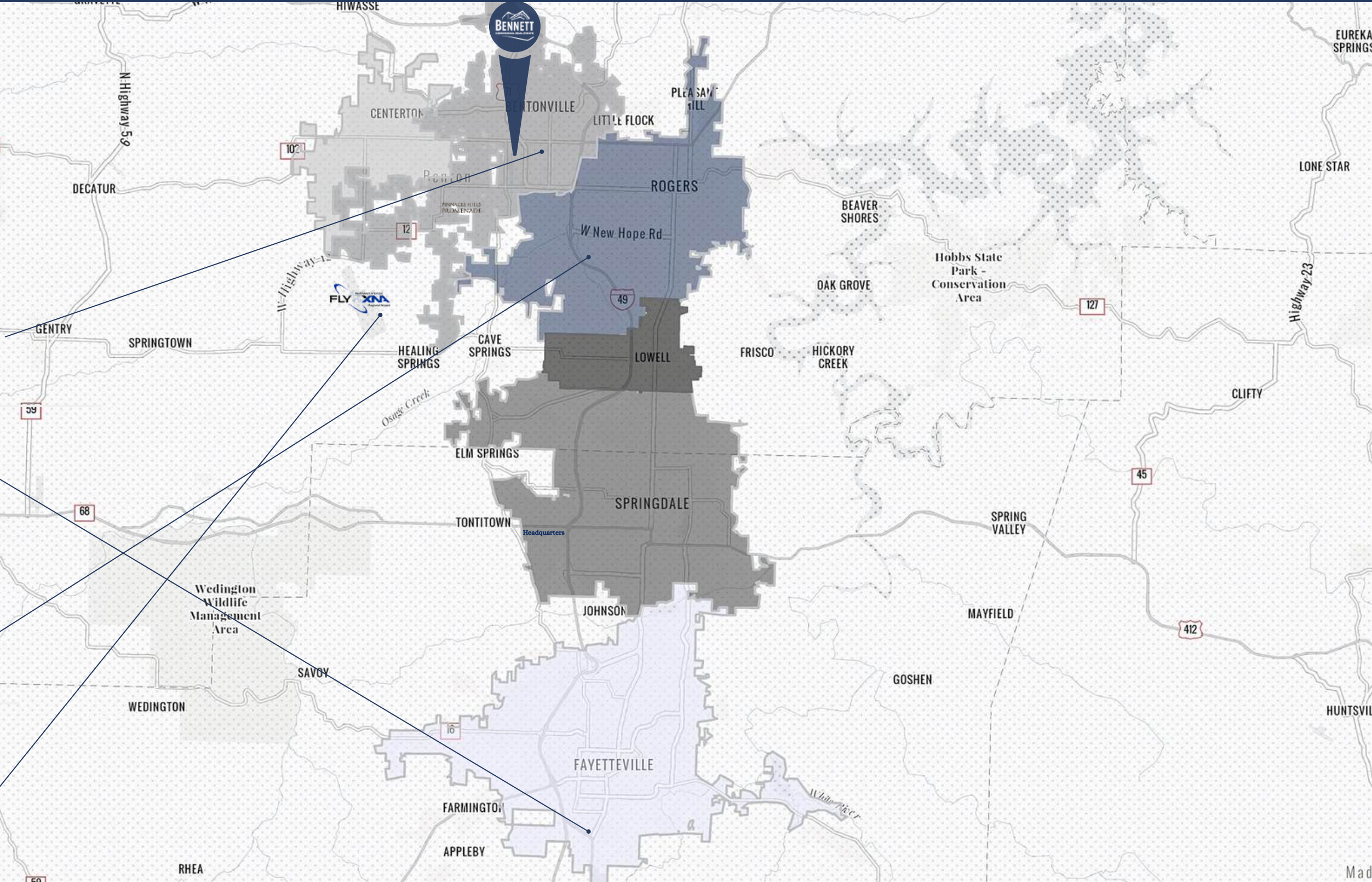
PINNACLE HILLS | ROGERS

5.5 MILES



XNA AIRPORT | BENTONVILLE

13 MILES



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# 207 S MAIN STREET, BENTONVILLE, AR 72712

## DEMOGRAPHICS

### 1-MILE DEMOGRAPHIC SUMMARY 207 S MAIN STREET, BENTONVILLE, AR 72712

#### KEY FACTS

5,946

Population



2,618

Households

34.9

Median Age

\$59,940

Median Disposable Income

#### EDUCATION

5%

No High School Diploma



31%

High School Graduate



23%

Some College



40%

Bachelor's/Grad/Prof Degree

#### INCOME



\$73,533

Median Household Income



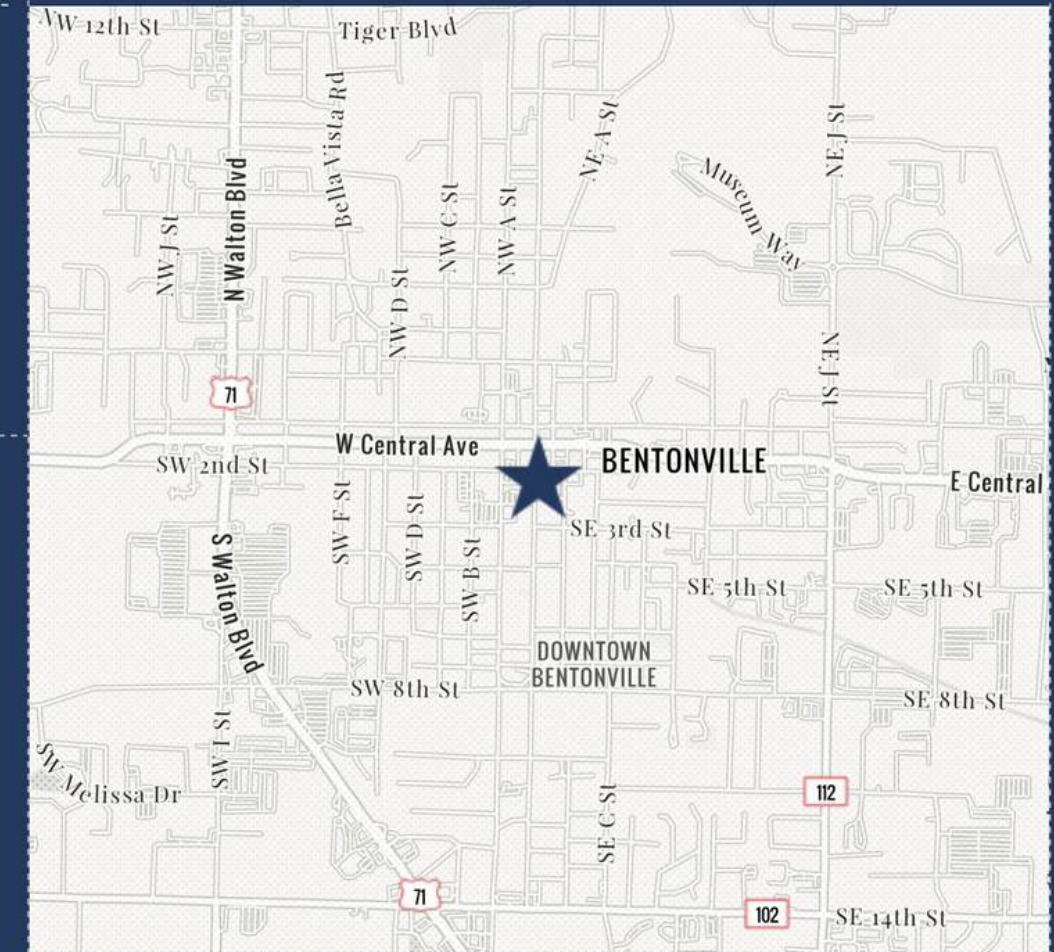
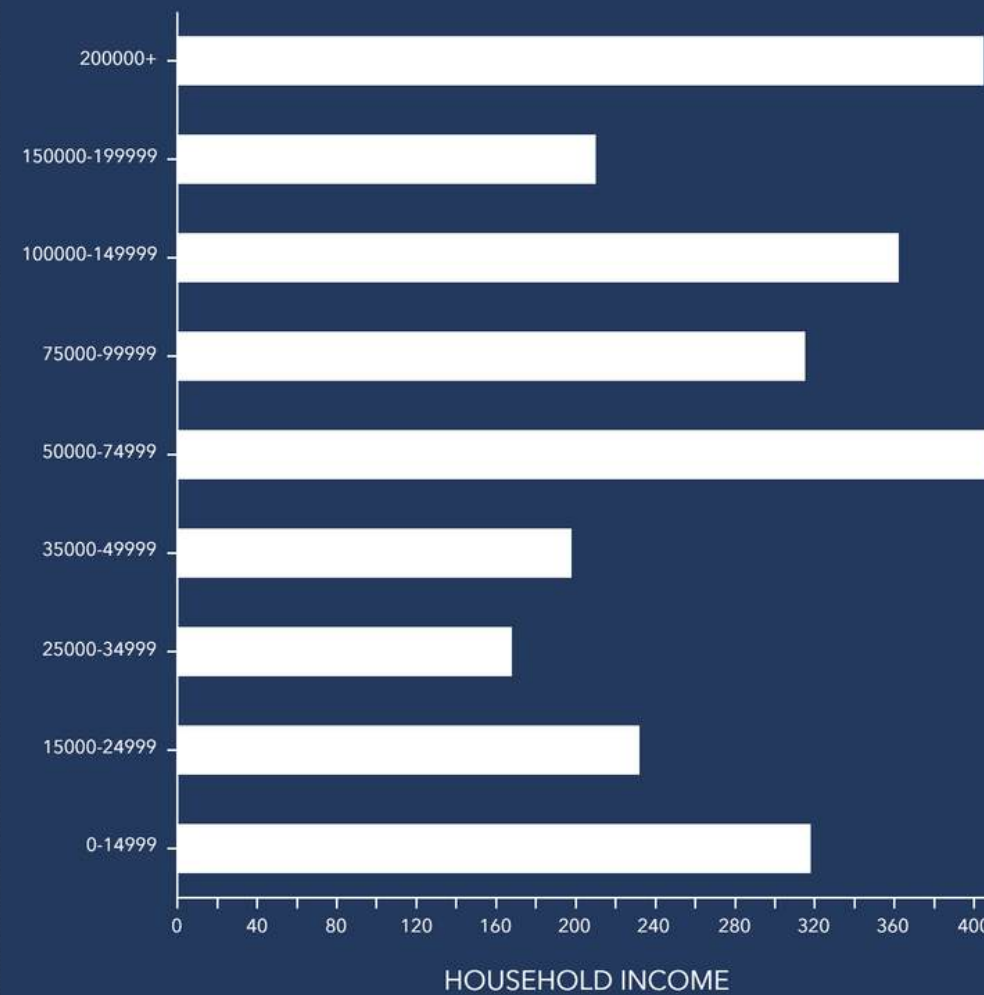
\$49,029

Per Capita Income



\$90,924

Median Net Worth



#### EMPLOYMENT



White Collar

73%



Blue Collar

17%



Services

10%

8.0%

Unemployment Rate



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# COREY FUHRMAN

BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

## ACHIEVEMENTS

Diamond Award Winner for Total Transaction Volume: 2022

Diamond Award Winner for Total Transaction Volume: 2021

Platinum Award Winner for Total Transaction Volume : 2020

Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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## CLIENTS REPRESENTED

Arkansas Chiropractic Group  
Conley Injury Clinic  
Radiant Eyecare  
MRG Exams

Ozark Comprehensive Dentistry  
Nutex Health  
Jonesboro Pediatric Dentistry  
Autism in Motion

STG International  
IVX Health  
Neurology Associates  
Alleviant Health  
Miller Commerce

## SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville

Landlord Rep | 4,029 SF Medical Space LEASED | Rogers

Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville

Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro

Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock

Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith

Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro

Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro

Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro

Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

## INVOLVEMENT

Urban Land Institute (ULI), Member

International Council of Shopping Centers (ICSC), Member

ULI Young Leaders Group (YLG), Member

NWA Emerging Leaders, Member