

**+/- 3,200 SF PRIME RETAIL FOR LEASE**



# SIGNATURE PLAZA

700 SE Walton Blvd, Bentonville, AR 72712



## PROPERTY DESCRIPTION

Exceptional +/- 3,200 SF space available along SE Walton Blvd with exposure to approx. 41,000 VPD. Previously occupied by a salon, the space is fully built out and ready for another salon, spa, beauty, wellness, or retail concept. The interior features a modern, upscale design with beautiful flooring, elegant chandelier lighting, welcoming reception area with built-in product display shelving, mirrors and electrical connections for up to 16 styling stations, two restrooms, a breakroom with kitchenette, storage closets, and four private rooms that can be used for spa services, offices, or treatment rooms, with two featuring sinks. Located in Signature Plaza alongside Signature Bank, School of Rock, Waldo's Chicken & Beer, and Johnny Brusco's Pizza, and surrounded by popular businesses including First Watch, Crumbl, Jimmy John's, 7 Brew Coffee, Starbucks, and more, creating a vibrant commercial corridor with consistent traffic and excellent visibility.

## PROPERTY HIGHLIGHTS

- +/- 3,200 SF move-in ready retail space
- Prime location on SE Walton Blvd with approx. 41,000 VPD
- Former salon, fully built out for salon, spa, beauty, wellness, or retail use
- Modern, upscale interior with beautiful flooring and chandelier lighting
- Excellent visibility and accessibility in one of Bentonville's premier retail corridors

## OFFERING SUMMARY

Lease Rate:	\$29 SF/yr (NNN)
Number of Units:	6
Available SF:	3,203 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,953	19,816	45,278
Total Population	4,517	49,836	120,311
Average HH Income	\$97,964	\$128,980	\$128,706

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## SALMONSEN GROUP

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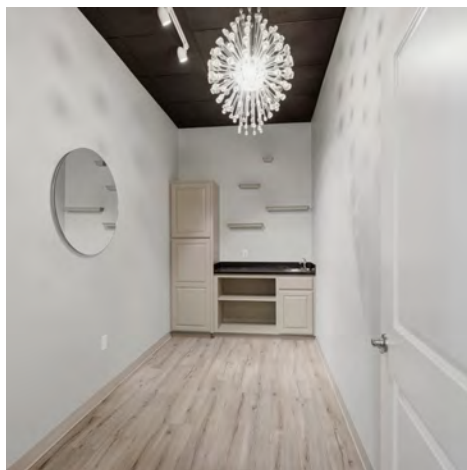
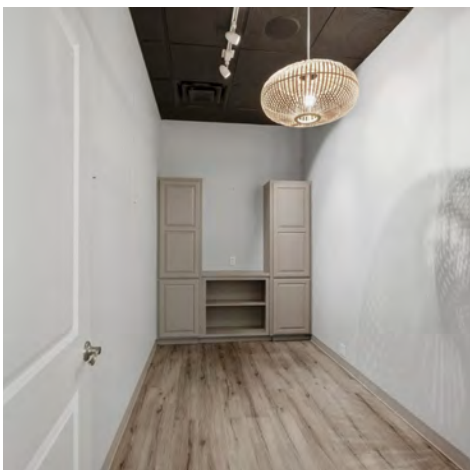
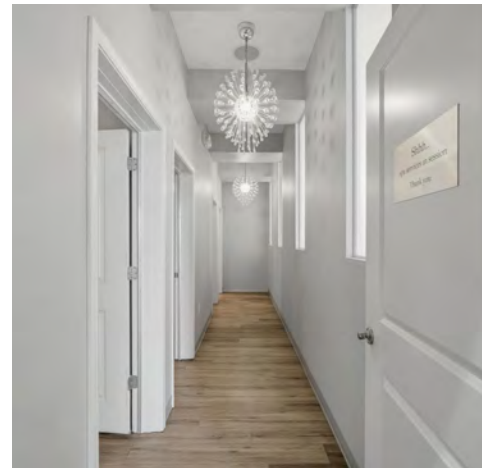
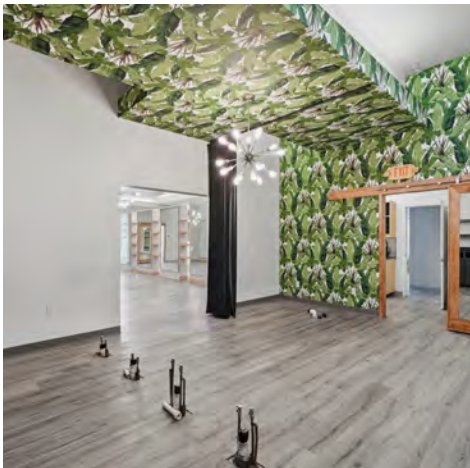
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# SUITE 6 PHOTOS

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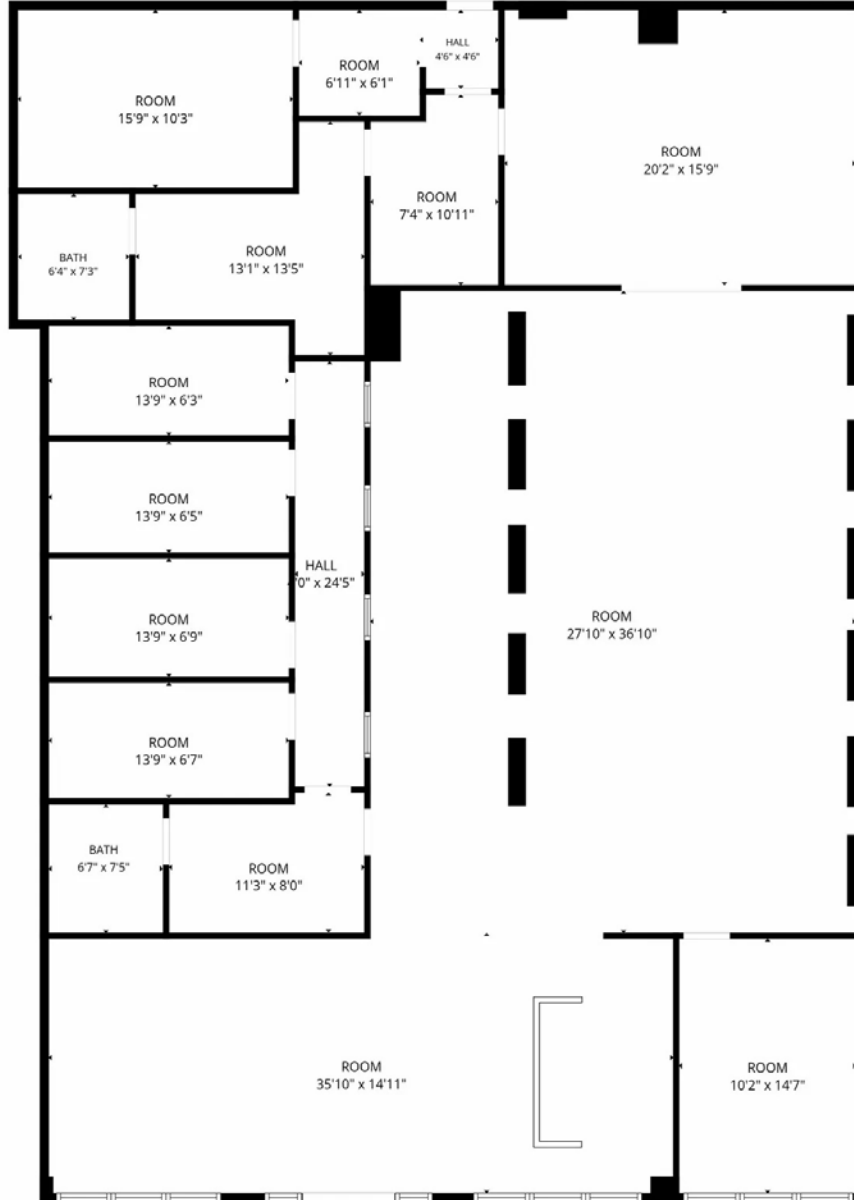
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# SUITE 6 FLOORPLAN

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## Suite 6: +/- 3,203 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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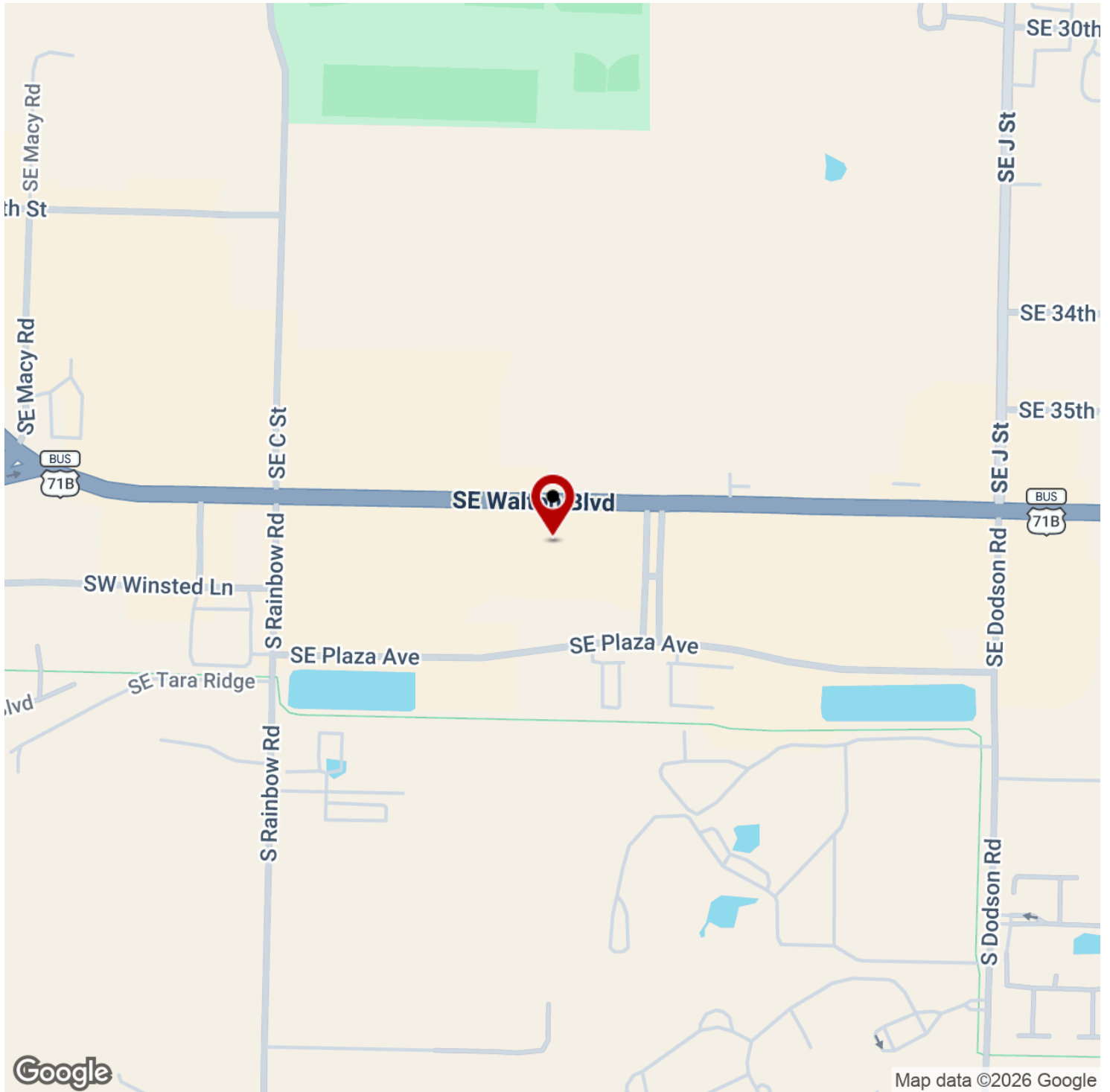
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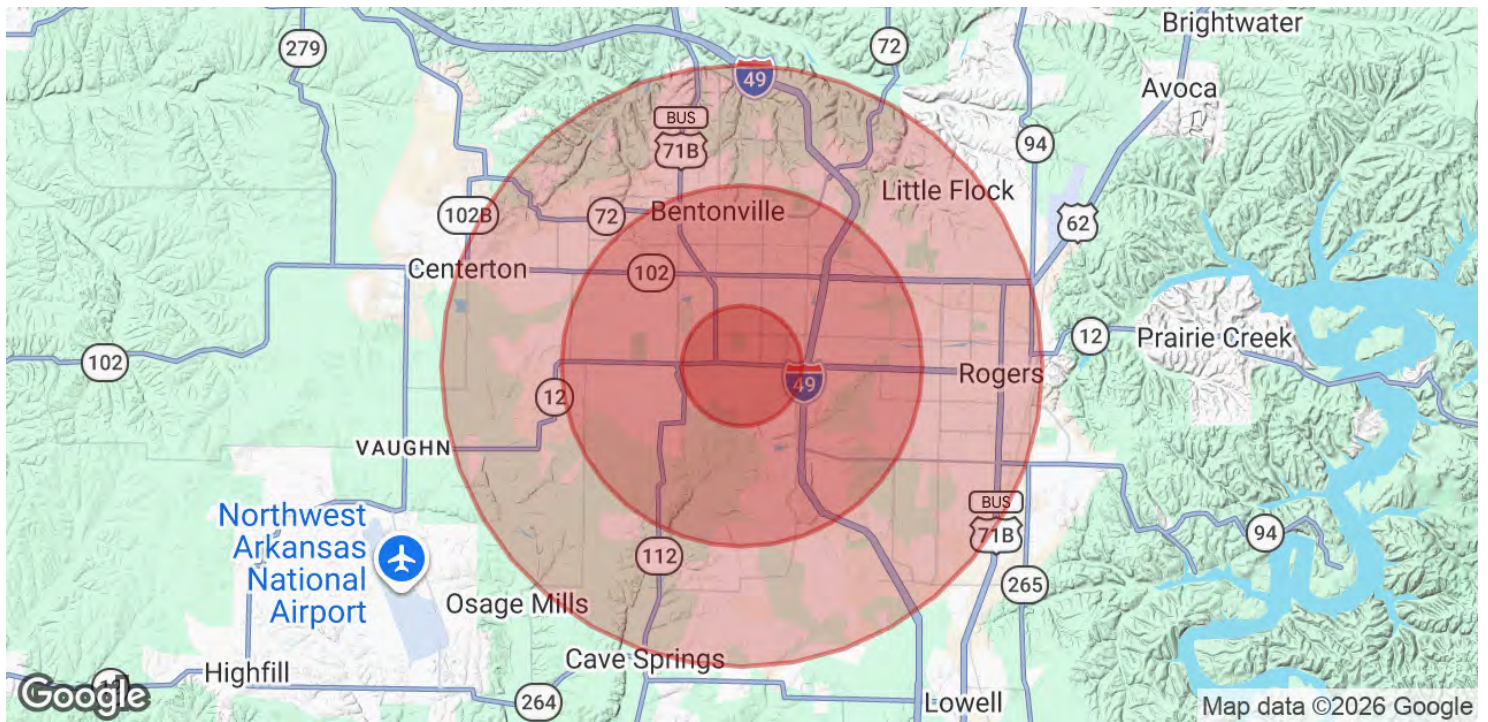
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,517	49,836	120,311
Average Age	31.1	34.1	34.3
Average Age (Male)	29.4	33.5	33.5
Average Age (Female)	32.1	34.5	34.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,953	19,816	45,278
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$97,964	\$128,980	\$128,706
Average House Value	\$351,540	\$388,016	\$387,338

2023 American Community Survey (ACS)

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