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BUILDING FOR SALE OR LEASE

1006 NW 11th St, Bentonville, AR



CONTACT US TODAY
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OFFERING SUMMARY

Offering	For Sale or Lease
Address	1006 NW 11 th St, Bentonville, AR 72712
Property Type	Office
Price	\$899,000
Lease Rate & Type	\$20.00/SF NNN
Building Size	± 3,204 SF
Year Built	1988
Lot Size	0.48 Acres
Zoning	C-2

PROPERTY HIGHLIGHTS

- Located just off N Walton Blvd (20,000 VPD) on the corner of NW 11th St and NW J St
- Building has a covered drive thru
- On-site parking (14 spaces)
- Easy access to I-49 (2.3 miles) and downtown Bentonville (1.6 miles)
- 1.5 miles to Walmart Home Office and 2.8 miles to the new Walmart Campus





HARPS
HOMETOWN FRESH

NW 12th St

Walmart
Neighborhood Market

Habitat
for Humanity

Arbys

Simple Simons
Pizza

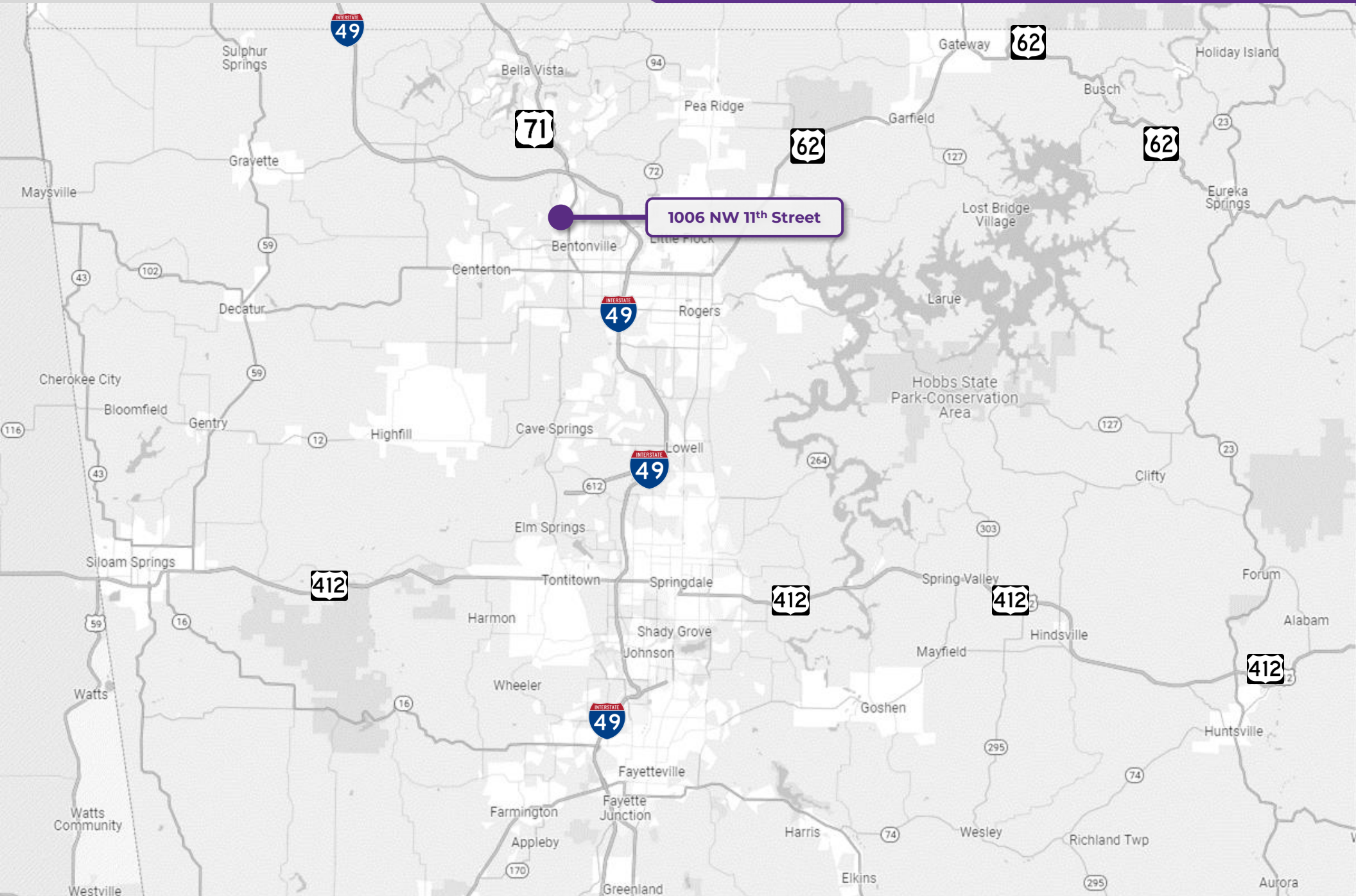
N Walton Blvd
20,000 VPD

BRAUM'S

Mazios
ITALIAN EATERY

NW J St

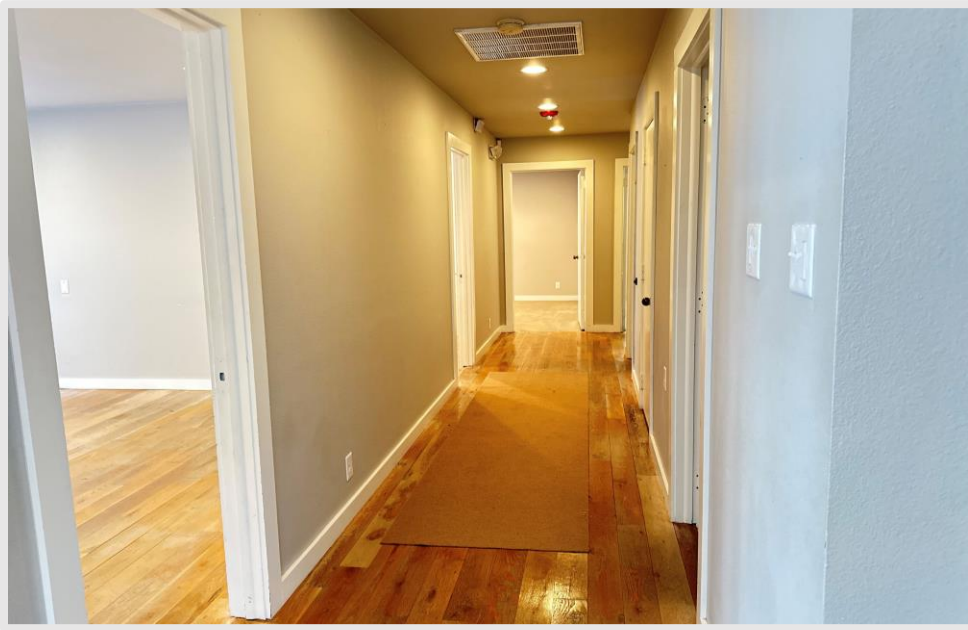
NW 10th St











BENTONVILLE, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can also enjoy exploring the vast trail network from the downtown square. It is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazeum.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

39,620

103,233

238,065

Households

15,410

38,576

88,067

Average Age

35.5

35.4

37.2

Average Household Income

\$137,754

\$129,363

\$121,935

Businesses

1,711

3,065

6,009

**Demographic details based on property location*

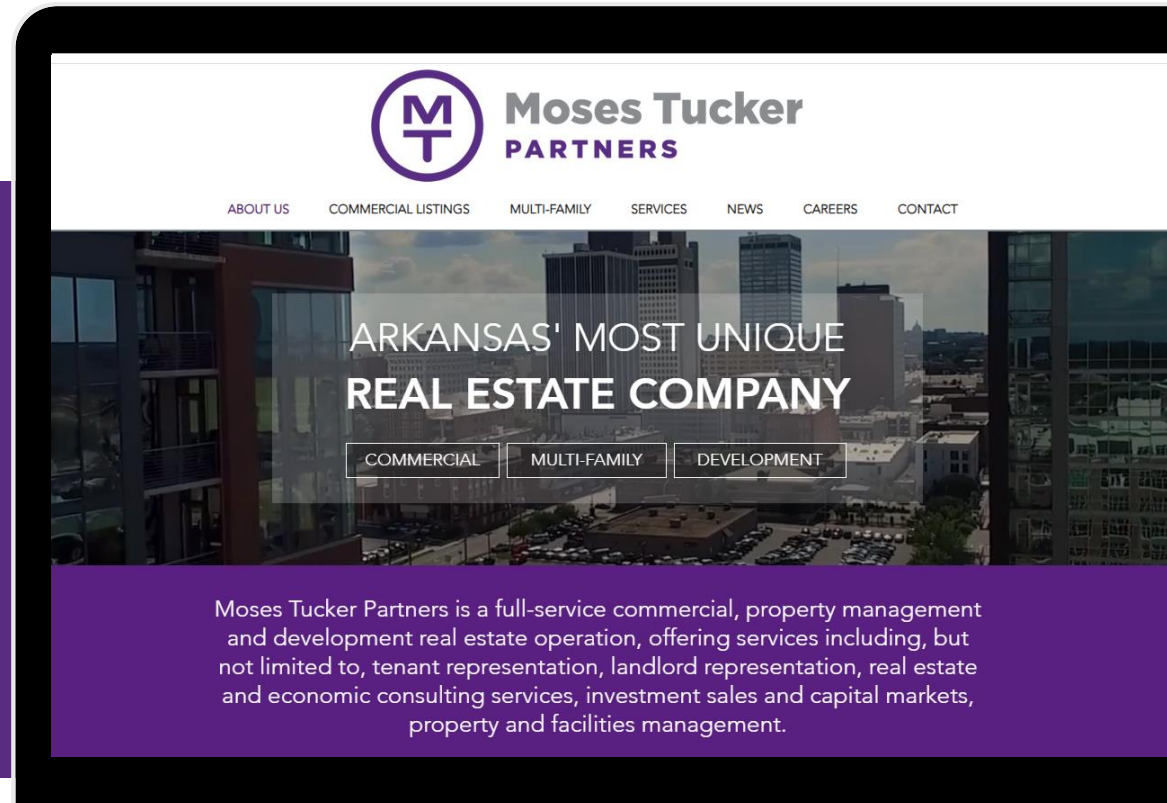
CONNECT

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