

3511 SE J ST. | BENTONVILLE, AR

FOR LEASE

3,067 SF AT PROMINENT INTERSECTION OF SE J ST & SE WALTON BLVD



HaagBrown
COMMERCIAL
Real Estate & Development



870.336.8000



DAWSON@HAAGBROWN.COM
DAWSON WAGNER | COMMERCIAL AGENT



ZAC@HAAGBROWN.COM
ZAC QUALLS | EXECUTIVE BROKER



HAAGBROWN.COM



overview

Exceptional high-visibility retail site positioned at one of Bentonville's most traveled signalized intersections. The property is immediately adjacent to a major national retail development, benefiting from its daily draw and consumer traffic.

Surrounded by a strong mix of established retail, new residential growth, and key traffic plans, this site sits in the heart of a rapidly expanding corridor. Combined traffic counts exceed 58,000 cars per day, approximately 19,000 CPD on SE J Street and 39,000 CPD on SE Walton Blvd which provides unmatched exposure and accessibility.

HIGHLIGHTS

- Directly adjacent to a major development for a national retailer
- Combined 58,000+ CPD on SE Walton Blvd. & SE J St.
- Surrounded by dense retail and residential developments
- Ideal for future office or retail use
- High visibility with two-way access

PRICE :: \$26 PSF NNN

SIZE :: 3,067 SF

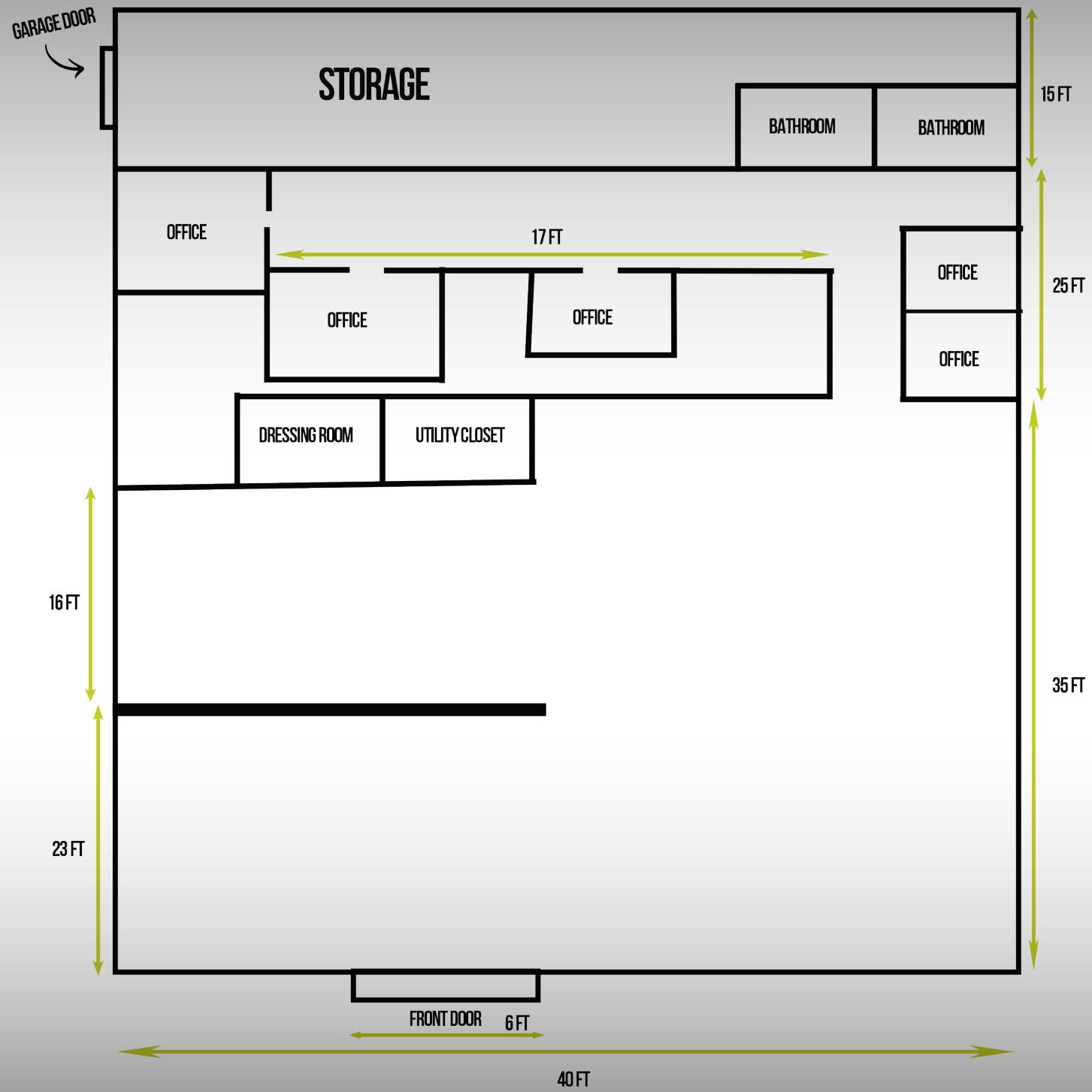


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floor plan



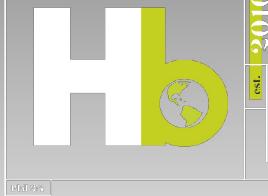
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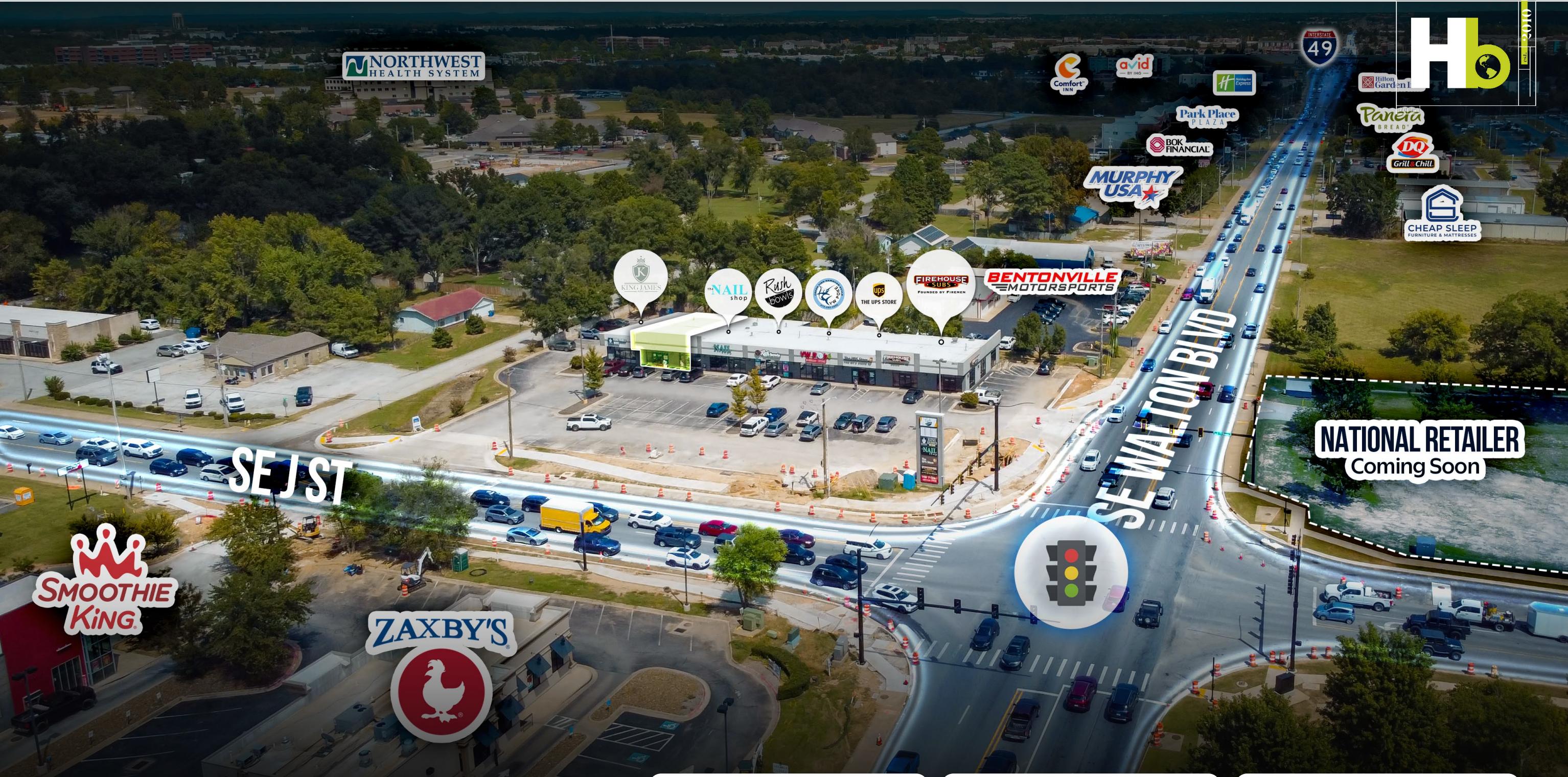
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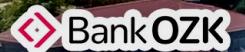
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NATIONAL RETAILER
Coming Soon

SE WALTON BLVD

BENTONVILLE
MOTORSPORTS



PLATINUM

2024

EST.

2010

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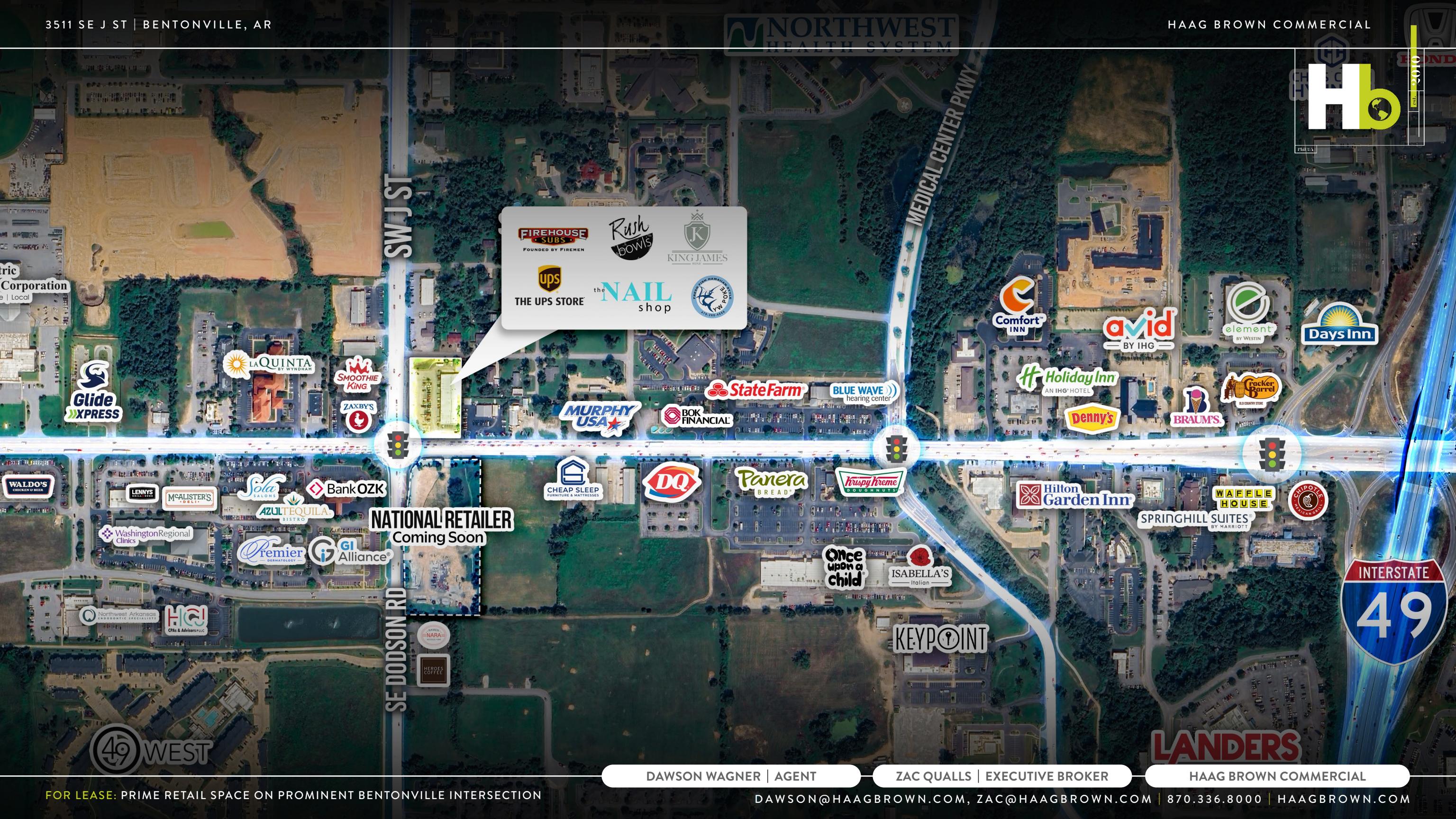


NATIONAL RETAILER
Coming Soon

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NATIONAL RETAILER

Coming Soon

SE DODSON RD

The logo for 49 West, featuring the number 49 inside a circle to the left of the word WEST in a bold, sans-serif font.

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BENTONVILLE

ARKANSAS

about

“Located in the heart of the Ozarks, Bentonville is a charming and rapidly growing city known for its innovative entrepreneurialism. Home to Walmart’s global headquarters and the Crystal Bridges Museum of American Art, Bentonville offers a unique blend of small-town charm and big-city amenities, making it an ideal destination for visitors and residents alike.” ([Source](#))

Bentonville has seen a great deal of growth, new construction, and development in the last decade. The city’s population has increased by over 50%, from 35,478 in 2010 to 54,283 in 2020 and then to 59,942 in 2024. According to an October 2024 article¹, there has been a 9.8% population increase since 2020 — and experts predict NWA will house over 1 million residents by 2050, per the Arkansas Democrat-Gazette. This growth has been driven by a number of factors, including the expansion of Walmart and other major corporations, intentional development and investment by the Waltons, and the resulting high quality of life and amenities in the area. The city’s unemployment rate is below the state and national average, and its median income is above the state and national average, with a median household income of \$104,355 in 2024 and an 8% rise in household incomes over 200K from 2015 to 2020.²

One of the most noticeable signs of Bentonville’s growth is the construction boom that has taken place in recent years. New residential and commercial buildings have sprung up all over the city, particularly near the downtown area. Bentonville has also received national recognition in publications such as the Wall Street Journal³, Condé Nast, Vogue, and Architectural Digest for being an up and coming epicenter for arts, food⁴, and quality of life.

articles found in



VOGUE

AD
(2nd x)

bentonville's largest employers

[CLICK FOR LIST](#)



bentonville's biggest attractions

[CLICK FOR MORE](#)

- Crystal Bridges
- 8th Street Market
- Razorback Greenway Trail
- Scott Family Amazeum
- Walmart Museum
- 21c Museum Hotel
- Coler Mountain Bike Preserve
- Thaden Field
- The Momentary

100th

NWA RANKS LARGEST METRO AREA IN NATION

[CLICK FOR ARTICLE](#)

9th

LARGEST CITY IN ARKANSAS

\$159m

ECONOMIC IMPACT OF BIKING

\$250m

POTENTIAL NEW HIGHWAY

60,928

POPULATION

2.58%

ANNUAL CHANGE RATE

awards & accolades

Forbes



THE WALL STREET JOURNAL

MILKEN INSTITUTE



Southern Living

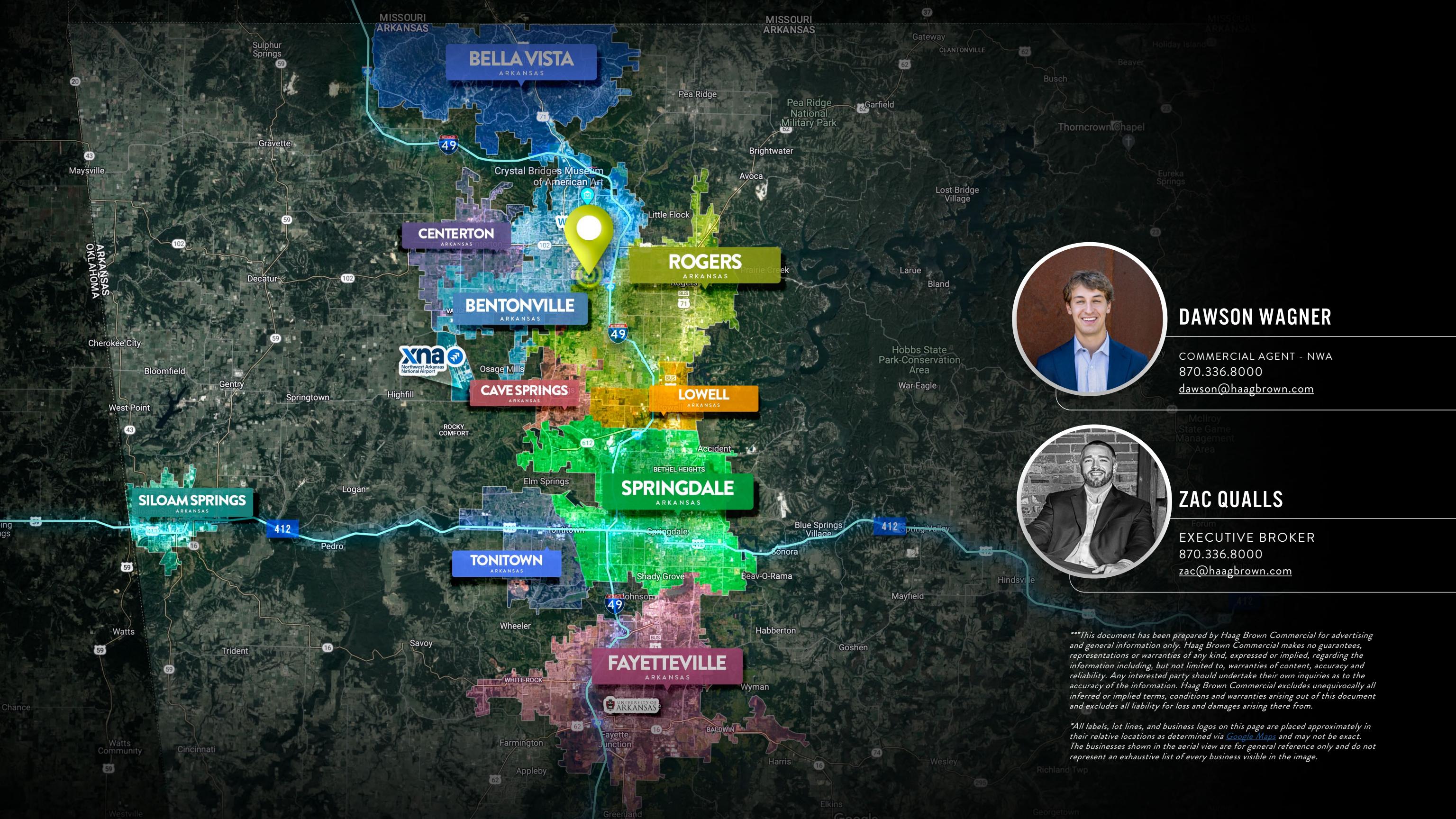
HEARTLAND FORWARD



USA TODAY

- Ranked 5th Fastest-Growing Economic Market in the U.S. in 2023 by Synergos Technologies.
- Dubbed “New Capital of Cool” by the Wall Street Journal.
- Ranked 2nd Best Small Town for Adventure by USA Today.
- Ranked 10th Best Place to Live in the South by NAASDAQ in 2023.
- NWA ranked No. 40 on Forbes list of best places for business and careers while also ranking No. 10 in job growth.
- NWA is dubbed the “Mountain Biking Capital of the World” with over 322 miles of natural surface trails for mountain biking and 162 miles of paved paths.

[CLICK FOR MORE](#)



MEET OUR TEAM

DAWSON WAGNER

Commercial Agent - NWA Brokerage



for the dynamic, community-driven nature of commercial real estate.

Driven by a client-first mindset and guided by his faith, Dawson is committed to providing responsive, relationship-based service that prioritizes his clients' goals and investments.

After earning his real estate license, he quickly joined Haag Brown's Northwest Arkansas office. Outside of work, Dawson enjoys golfing, hunting, fishing, and traveling.

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ZAC QUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

“Be careful how you think; your life is shaped by your thoughts.” Proverbs 4:23

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :
Jonesboro, AR

THE SENSORY SHOP :
Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :
Jonesboro, AR

CONTINENTAL COMPUTERS :
Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :
Jonesboro, AR

ONSITE OHS, INC :
Jonesboro, AR

FAMILIES, INC :
Jonesboro, AR

FOCUS, INC :
Jonesboro, AR

KIDSPOT :
Jonesboro, AR

ARKANSAS MUSCLE :
Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :
Jonesboro, AR

REMAX :
Jonesboro, AR

JONESBORO TOTAL HEALTH :
Jonesboro, AR

LONG ELECTRIC :
Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007



HaagBrown C O M M E R C I A L

Real Estate & Development

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client's needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region's authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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