



Blue
Crane

CRYSTAL FLATS

1401 NE JOHN DESHIELDS BLVD

ABOUT CRYSTAL FLATS

Crystal Flats is a premier mixed-use development in Bentonville offering 2,834 SF of retail space for lease—including designated areas for retail use including: F&B, salon, health and wellness and boutique users. Ideally positioned across from Orchards Park and near the Razorback Greenway, it's also minutes from the future Walmart Home Office, Crystal Bridges, and I-49. With 487 multifamily units on site and top cultural attractions within a one-mile radius, Crystal Flats delivers unmatched access to Bentonville's growing population and lifestyle traffic.



OFFERING

Lease Rate:	\$25/SF NNN
Available Spaces:	Suite 113 - 2,834 SF
Property Type:	Retail (F&B, Health & Wellness, Salon, Boutique, Spa)
TI Offered:	\$55/SF
Year Completed:	2021

FEATURES

- Available immediately and the last commercial unit
- 16,500 SF of total commercial retail space neighboring
- 487 multifamily units on site to support retail
- Orchards Park across the street, hosting dozens of community events each month



DEMOGRAPHICS

NEIGHBORHOOD DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,614	39,697	98,234
Median Age	34.9	34.4	34.1
Number of Households	2,591	14,979	36,559

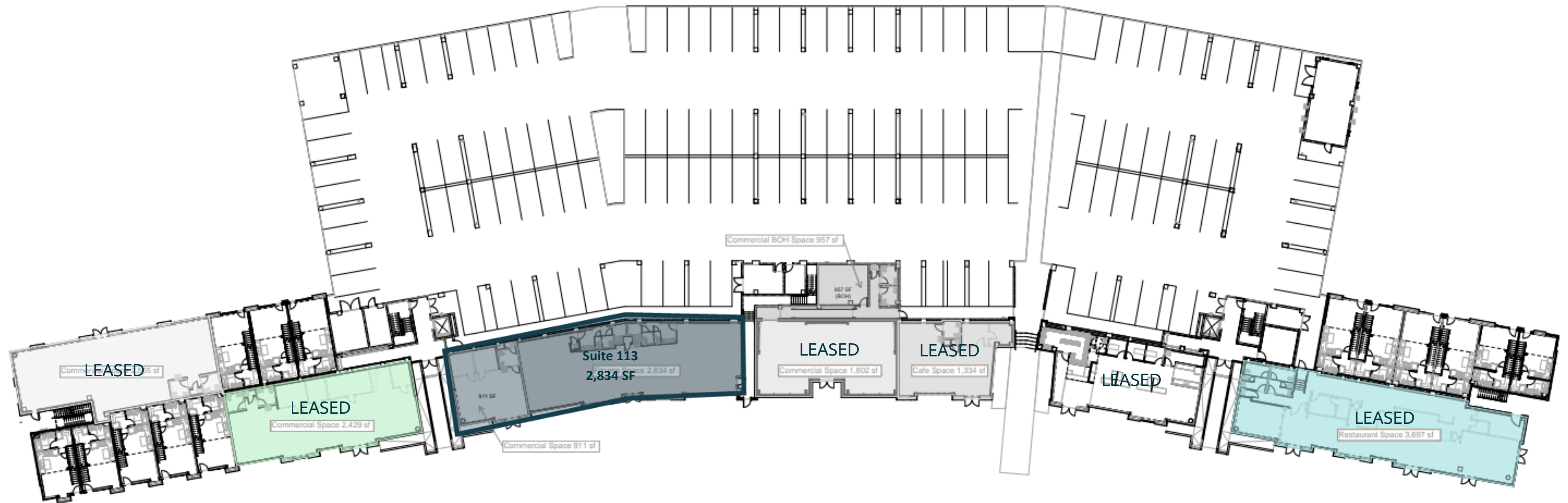
CONSUMER SPENDING DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Apparel & Services	\$6MM+	\$37MM+	\$86MM+
Entertainment/Services	\$10MM+	\$55MM+	\$128MM+
Food Away From Home	\$12MM+	\$66MM+	\$155MM+



SITE PLAN | Suite 113 - 2,834 SF

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INTERIOR

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GET CONNECTED



GAVIN MAGEE

COMMERCIAL LEASING MANAGER

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