



1133 NW J ST - BENTONVILLE, AR 72712

OFFERING SUMMARY

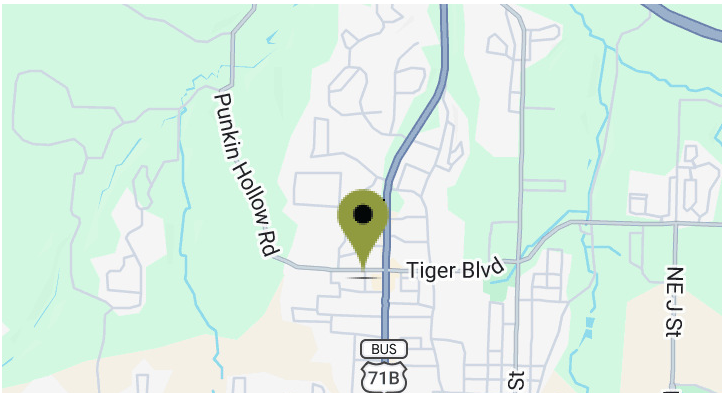
Sale Price:	\$982,800
Building Size:	3,024 SF
Price / SF:	\$325.00
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Income-producing flex space
- Convenient access to Downtown Bentonville and Walmart Headquarters
- Situated near major corridors including Walton Blvd and I-49
- Strong surrounding demographics with continued residential and commercial growth
- Located within minutes of retail, dining, and business hubs

PROPERTY OVERVIEW

Beautifully finished out office space with tenants in place just minutes from downtown and major commercial corridors. A great opportunity for both investors and owner-users, with many potential uses. Current tenants include a hair salon and pet boarding.



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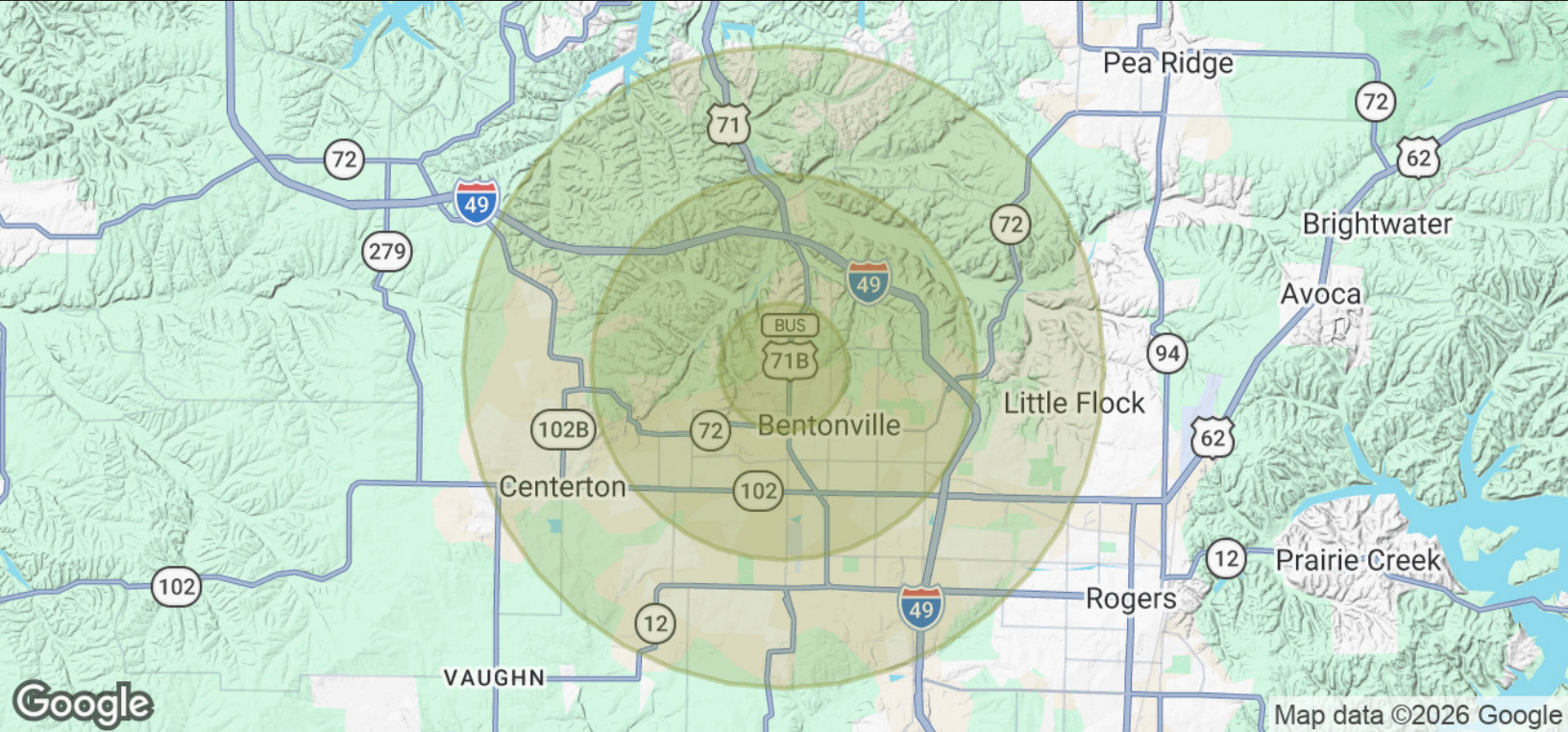
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,780	36,272	92,488
Average Age	35.1	35.3	34.7
Average Age (Male)	33.0	34.4	33.9
Average Age (Female)	36.5	36.2	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,670	13,947	34,991
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$151,412	\$148,648	\$138,280
Average House Value	\$477,416	\$448,512	\$386,537

2023 American Community Survey (ACS)

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