



**FOR LEASE**

Asking Rate:

**\$19.50**  
PSF NNN

**Contact us:**

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# Campus Plaza

1404 SE Eagle Way  
Bentonville, Arkansas

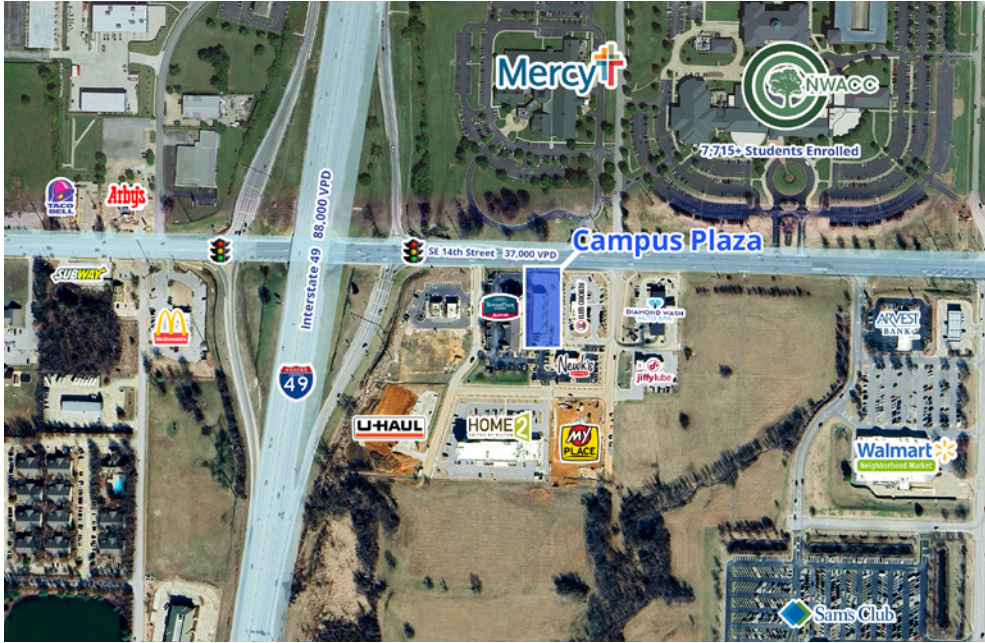
## Property Availability

Suite 4 & 6: 2,019 square feet

- Adjacent to future Northwest Arkansas Community College expansion to support 20k+ students by 2040

Retail office space for lease at Campus Plaza in Bentonville, Arkansas. Across from Northwest Arkansas Community College with more than 7,715 students enrolled. Property neighbors the Bentonville Commons development with new retailers Slim Chickens, Diamond Car Wash, Jiffy Lube and Home2Suites by Hilton. Water Tower Road will be extended to the new 8th Street exit to re-channel traffic into 350-acre Walmart Home Office campus and Razorback Greenway trail system.

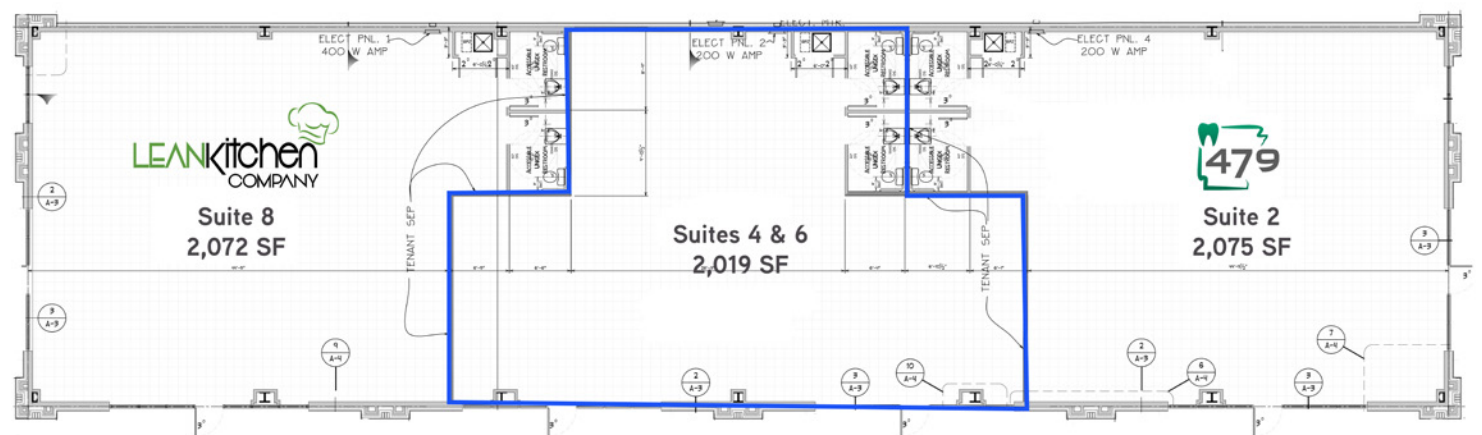
## Neighborhood



## Signage opportunity on 14th Street | Highway 62




## Site Plan




## PROPERTY FEATURES

 2,019 square feet available

 Near 350-acre Walmart Home Office campus

 14th Street boasts more than 37,000 cars per day

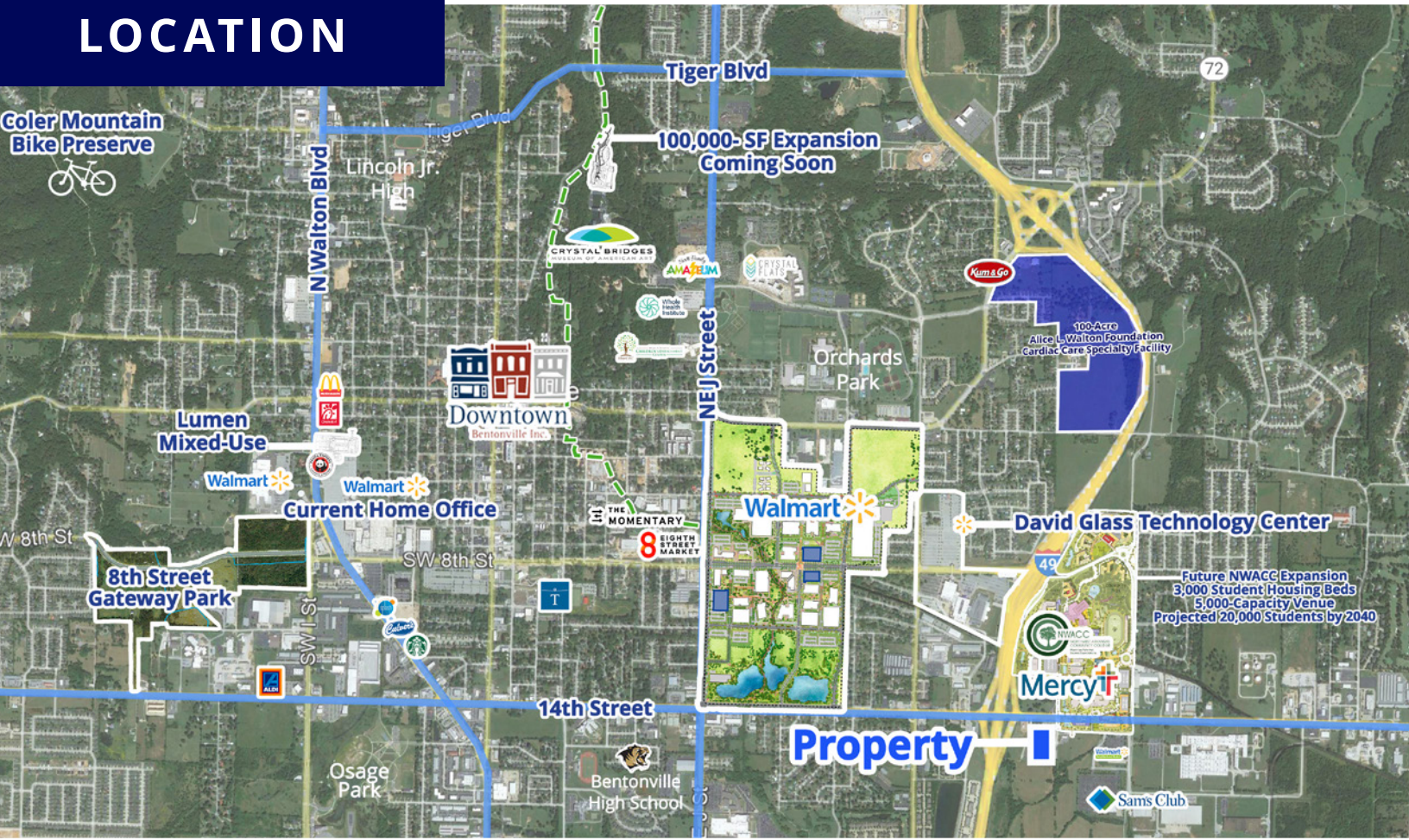
 Quick access to I-49

 Adjacent to Northwest Arkansas Community College

 Minutes from Sam's Club & Walmart Neighborhood Market

 New developments in immediate area

# LOCATION



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	7,606	51,211	122,893
Projected Population (2029)	8,375	55,997	134,642
Average HH Income (2024)	\$99,930	\$103,534	\$124,131
Proj. Average HH Income (2029)	\$111,946	\$116,197	\$139,466
Households (2024)	3,006	20,500	46,408



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