



2200 SE J ST SUITES 14 & 18 - BENTONVILLE, AR 72712

OFFERING SUMMARY

Suite 14 (1,600 SF):	\$24.00 SF/yr (MG)
Suite 18 (1,500 SF):	\$24.00 SF/yr (MG)
Zoning:	Town Center Low (T5.1)

PROPERTY HIGHLIGHTS

- Exceptional visibility with a strong mix of neighboring businesses
- Suite 14: large open retail space, private office, & restroom
- Suite 18: open retail area, private offices, & conference room
- Near Bentonville High School, Haas Hall, Walmart Home Office, Sam's Club HQ, and Northwest Medical Hospital
- At a lighted intersection (18,000 cars per day) with easy access to S Walton Blvd & I-49

PROPERTY OVERVIEW

Position your business in one of Bentonville's most established commercial corridors. Located across from Bentonville High School and minutes from the new Walmart Home Office, this retail center offers outstanding convenience for your customers.



BRENNAN SHARPE
 (479)530-3774
 brennan@arkrealestate.com



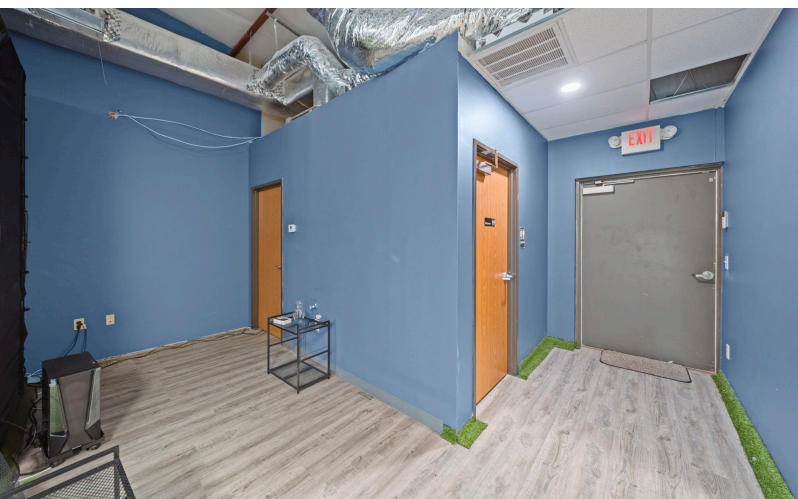
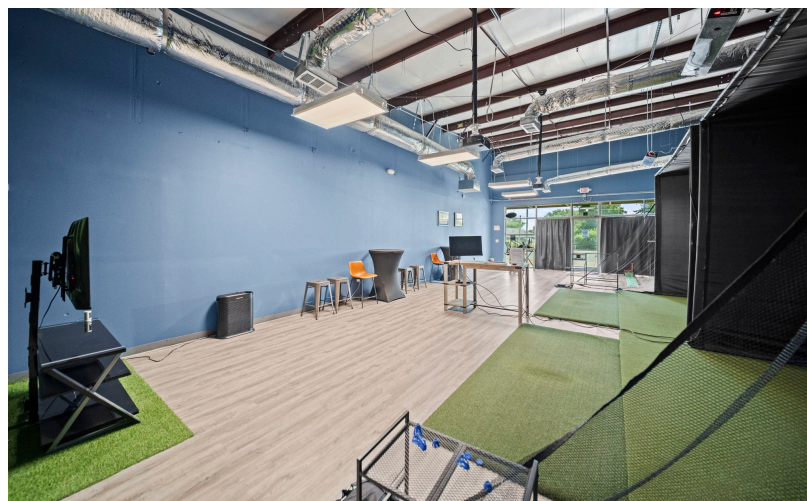


BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com





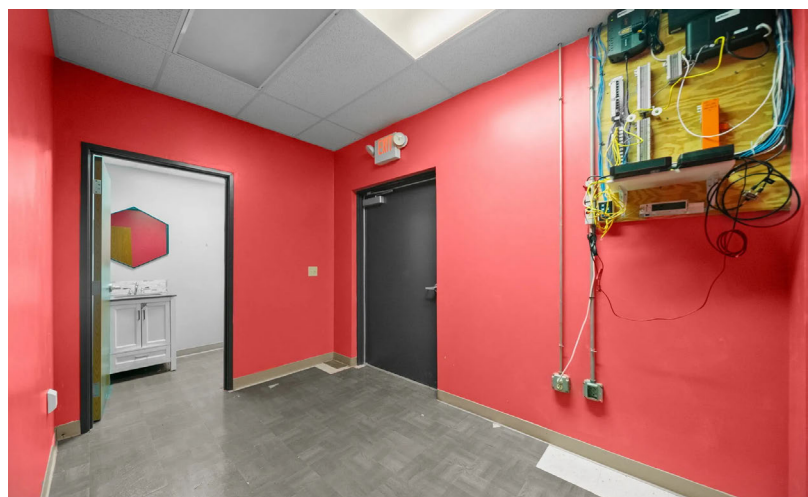
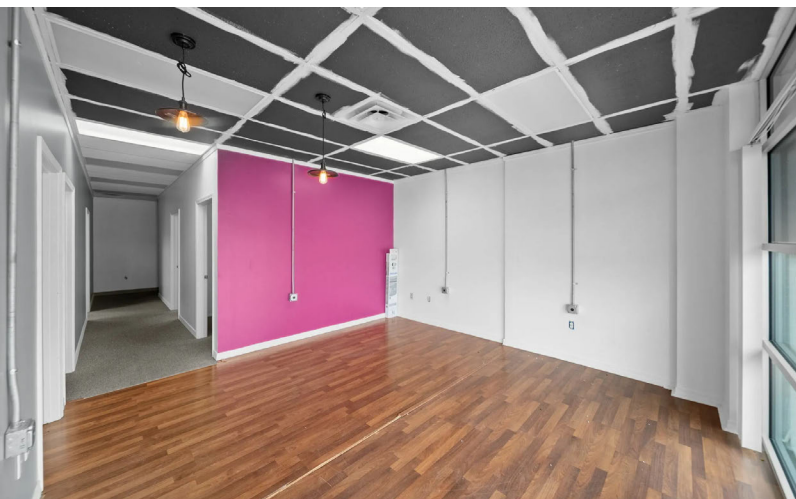
Suite 14



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

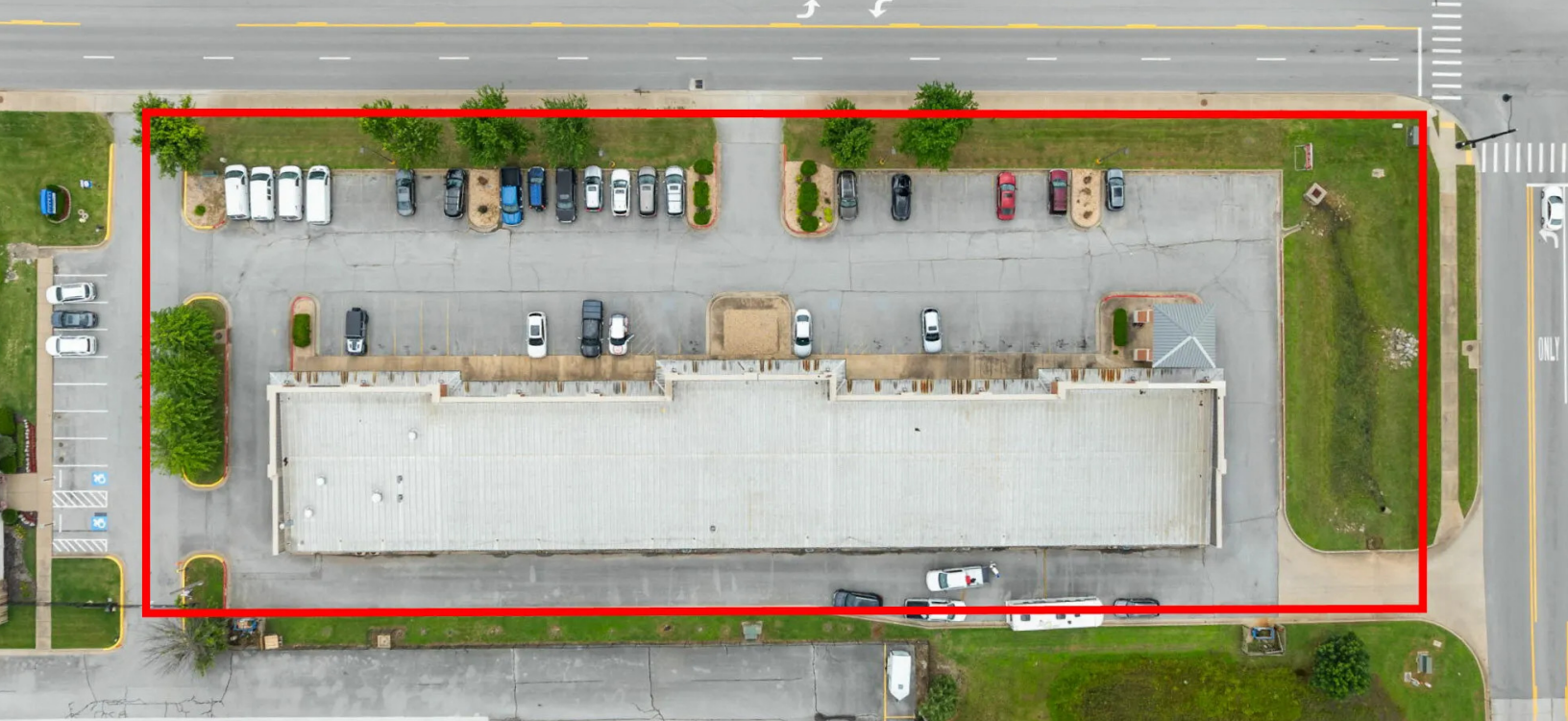


FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,265	50,292	116,830
Average Age	33.1	34.5	34.4
Average Age (Male)	31.3	33.8	33.7
Average Age (Female)	33.3	34.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,360	20,388	44,080
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$80,662	\$118,161	\$128,650
Average House Value	\$250,542	\$345,688	\$389,152

2023 American Community Survey (ACS)

BRENNAN SHARPE
 (479)530-3774
 brennan@arkrealestate.com

