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RETAIL SPACE FOR LEASE

918 W Central Ave, Bentonville, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate & Type	\$24.00/SF NNN (Est. \$4.50/SF)
Address	918 W Central Avenue
City/State	Bentonville, AR 72712
Property Type	Neighborhood Center
Available Space	Suite 12 – ±1,481 SF
Available Date	Immediately
TI Allowance	Negotiable
Traffic Count	<ul style="list-style-type: none"> ○ W Central Ave – 14,000 VPD ○ S Walton Blvd – 30,000 VPD

PROPERTY HIGHLIGHTS

- Located near the major intersection of Central Ave (14,000 VPD) and Walton Blvd (30,000 VPD) near downtown Bentonville
- Excellent visibility with approximately 278 linear feet on W Central Ave/Hwy 72
- Drive-thru available on the west side of the building
- Ample on-site parking with 47 spaces
- Average household income over \$130,000 within a 3-mile radius of the property
- Exterior renovations coming soon



Walmart
Future
Campus



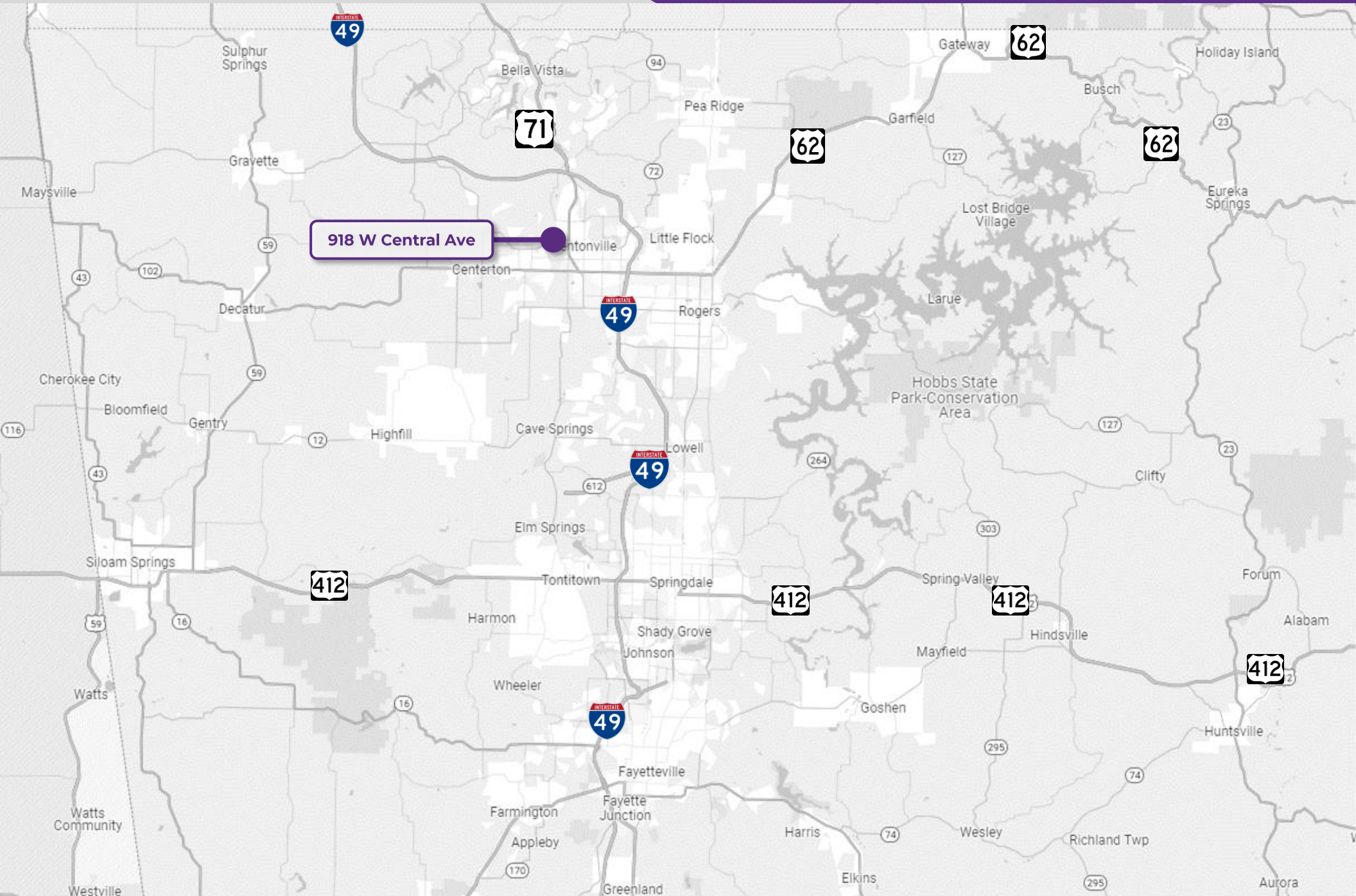
Walmart
Home Office

8th St Gateway
Park

Walmart

S Walton Blvd
30,000 VPD

W Central Ave
14,000 VPD

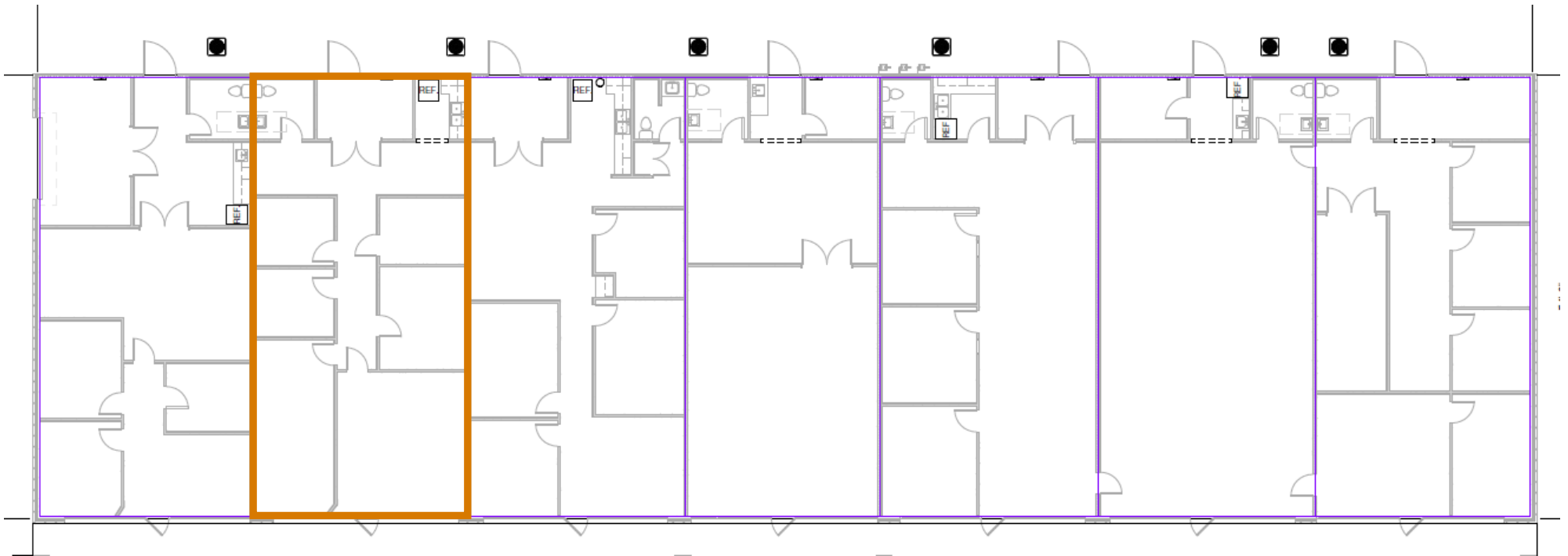


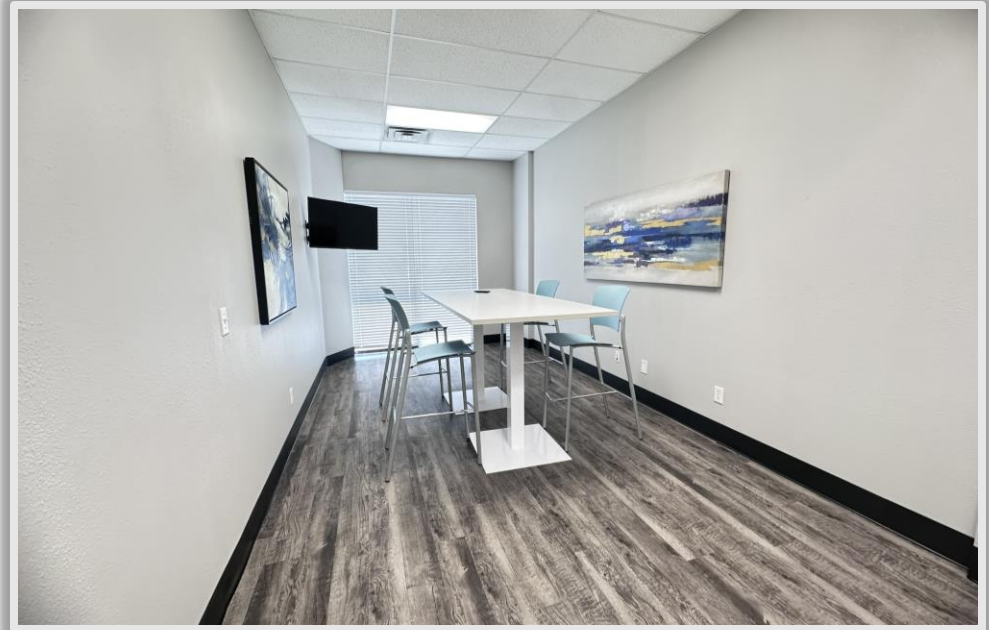
918 W Central Ave



Bentonville Square







Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can also enjoy exploring the vast trail network from the downtown square. It is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazeum.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	52,426	105,406	240,540
Households	20,103	39,187	88,805
Average Age	34.5	34.9	37.1
Average Household Income	\$130,524	\$129,634	\$122,018
Businesses	2,107	3,332	6,151

**Demographic details based on property location*

CONNECT

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