



**FOR LEASE**

Asking Rate:

**\$17.50**  
**PSF MG**

**Contact us:**

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## Heritage Business Center

901-905 SE Village Loop  
Bentonville, Arkansas

### Property Features

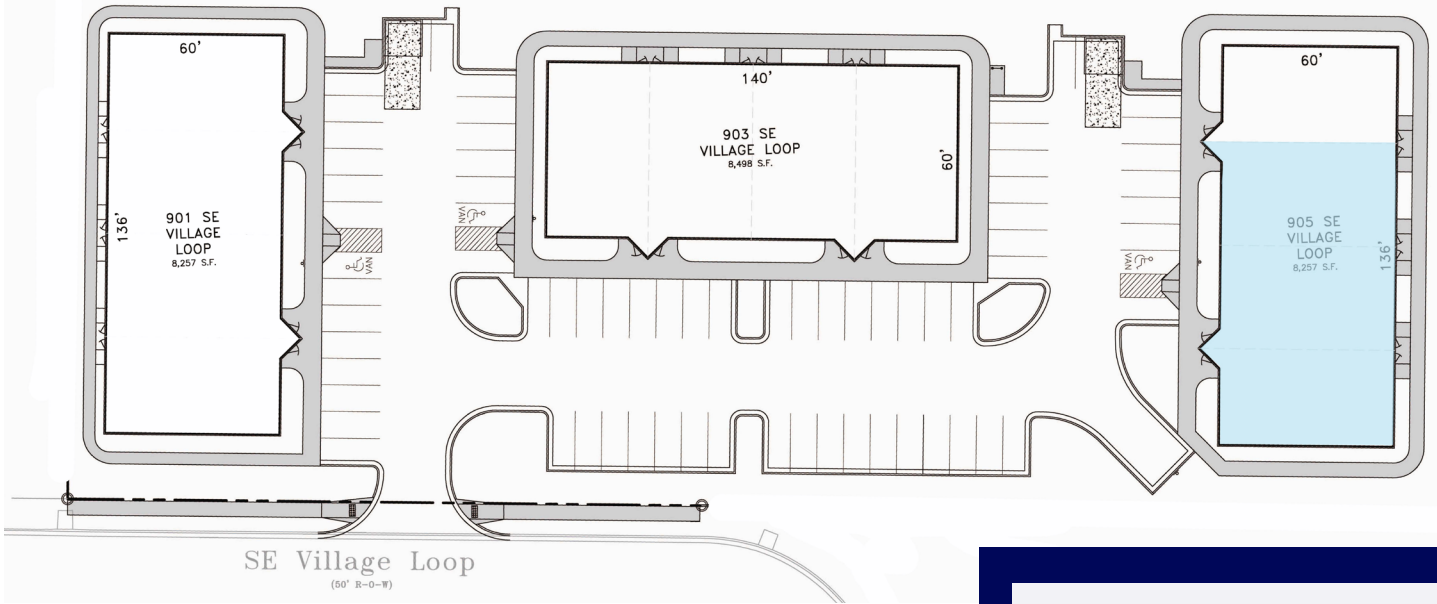
- 1,000 to 5,950 max contiguous square feet available
- Building 905
  - Suite 3: 1,000 SF
  - Suite 5: 4,950 SF
- Short drive to Walmart Home Office campus
- Adjacent to a Walmart layout center
- Near several retailers, restaurants and S Walton Blvd

Space for lease at Heritage Business Center located in the J Street corridor of Bentonville. Minutes from the 350-acre Walmart Home Office campus and within walking distance to a Walmart layout center and other Walmart offices. Area provides amenities nearby including restaurants and retail as well as quick access to shopping and Interstate 49.

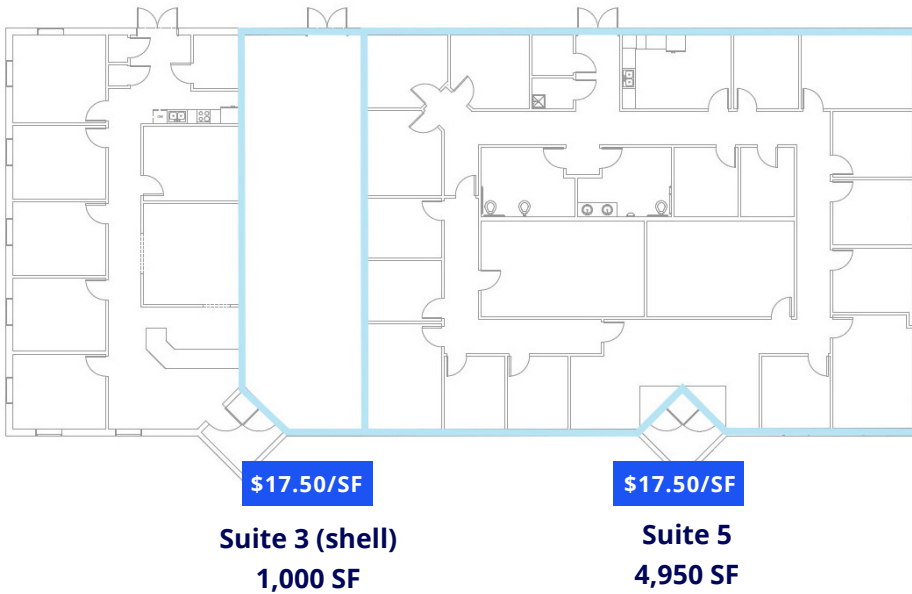
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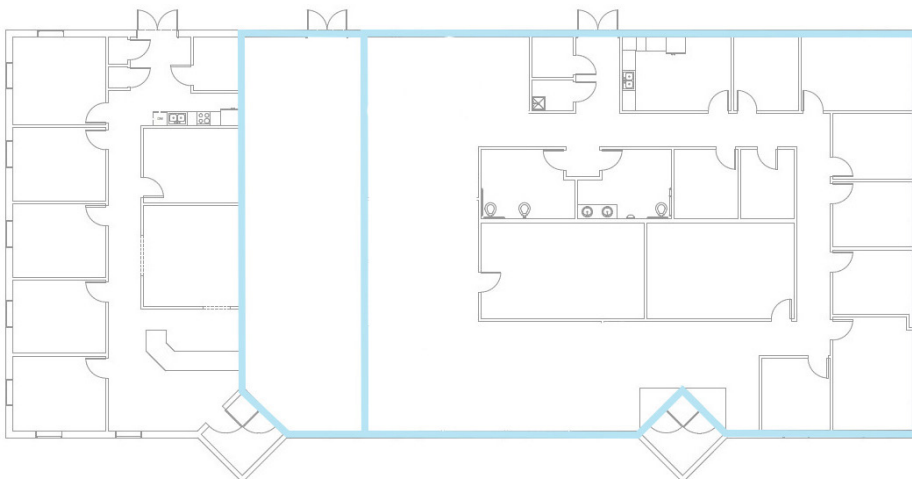
## Site Plan



## 905 SE Village Loop | Suites 3 and 5

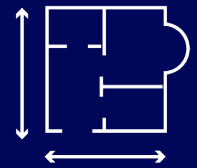


## 905 SE Village Loop | Proposed Concept



- Cubical open area
- Executive offices
- Two conference rooms
- Breakroom

## Property Highlights



1,000 to 5,950 SF

**Walmart**   
Save money. Live better.

Short drive to the 350  
acre Walmart Home  
Office campus



Near restaurants,  
retail & entertainment



Near the Bentonville  
Municipal Airport

# LOCATION



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	6,129	58,699	127,579
Projected Population (2029)	6,451	65,237	140,153
Average HH Income (2024)	\$85,679	\$122,996	\$130,085
Proj. Average HH Income (2029)	\$95,667	\$137,600	\$145,656
Households (2024)	2,739	23,099	47,585

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