



FOR LEASE

Asking Rate:

**\$16.50
PSF MG**

Total Square-footage:

+/- 2,200 SF

Contact us:

Wade Smith, SIOR

Brokerage | Arkansas
+1 214 924 1605
wade.smith@ar.colliers.com



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3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
F: +1 479 254 3799
colliers.com/arkansas

Legacy Business Center

312 SW 24th Street, Suite 4

Bentonville, Arkansas

Property Features

- Available August 2026
- +/- 2,200 square feet of office space for lease
- 9-minute drive to I-49
- 0.3 miles to the Bentonville Municipal Airport with easy access to Walton Blvd

Office space available for lease at Legacy Business Center in Bentonville, one of the fastest growing areas in Northwest Arkansas. The property is 2.0 miles from the new Walmart Home Office campus and less than a 9-minute drive to I-49. Area is experiencing exponential growth and has great amenities such as Climb Bentonville, the Bentonville Brewery and Osage Park.

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① FIRST FLOOR PLAN
1/8" = 1'-0"

Property Highlights



Abundant parking



Located near several area attractions



Quick access to retail and restaurants



9-minute drive to Interstate 49

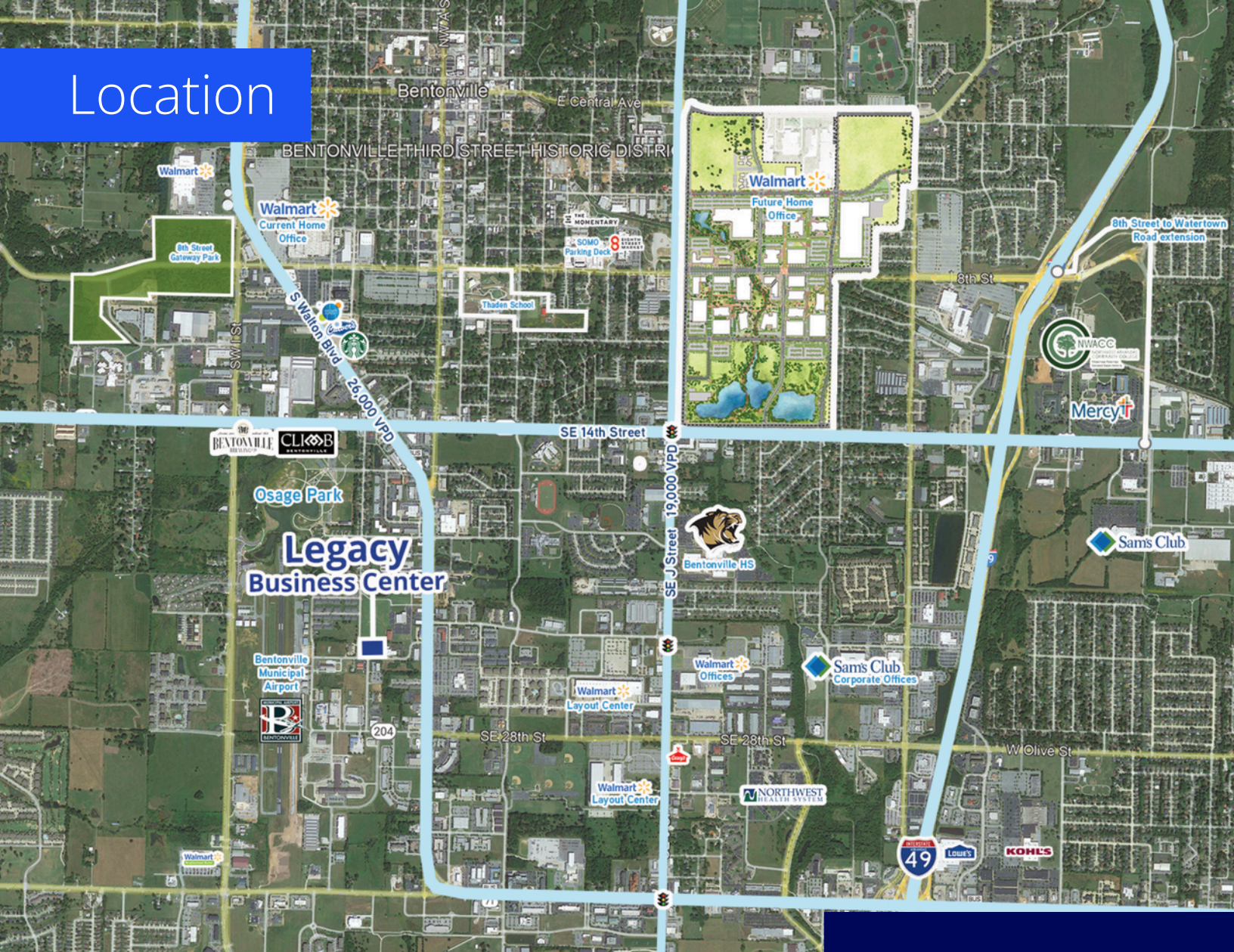
Site Plan



Interior Photos



Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	4,884	59,055	122,305
Projected Population (2028)	4,994	63,885	131,485
Average HH Income (2023)	\$97,847	\$123,178	\$130,086
Proj. Average HH Income (2028)	\$108,124	\$138,738	\$146,822
Households (2023)	2,343	22,838	45,214

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