

DOWNTOWN BENTONVILLE DEVELOPMENT OPPORTUNITY

701 SE 5th Street, Bentonville, AR



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Property Understanding

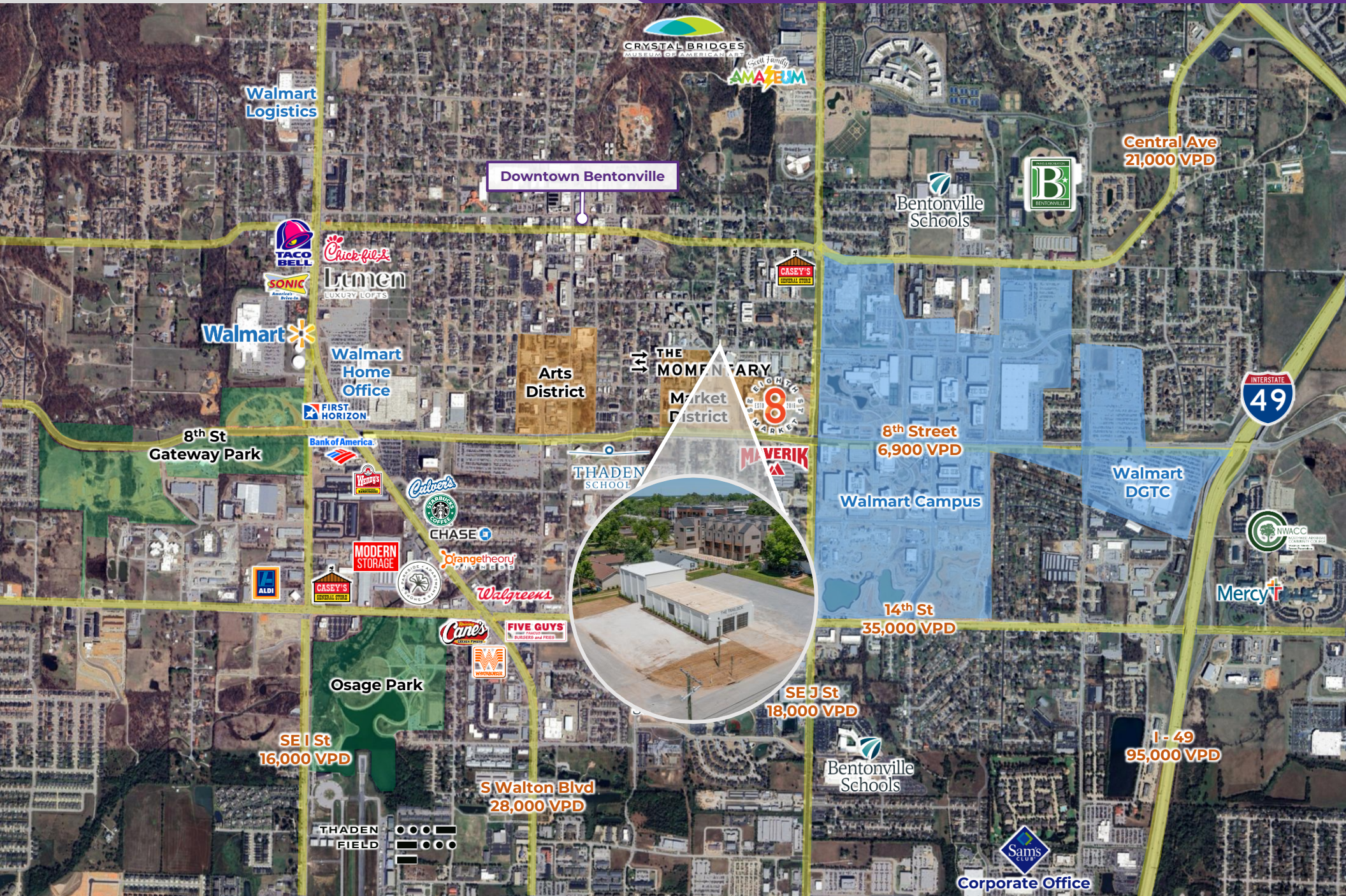
OVERVIEW

Offering	For Sale
Price	\$4,000,000
Address	701 SE 5 th Street, Bentonville, AR 72712
Property Type	Land/Commercial Building
Building Size	±4,392 SF
Lot Size	±0.52 Acres
Zoning	T5.1
Land Use Plan	Neighborhood Urban
Traffic Counts	<ul style="list-style-type: none"> ○ SE J St – 18,000 VPD ○ E Central Ave – 21,000 VPD ○ SE 8th St – 6,900 VPD



PROPERTY HIGHLIGHTS

- Prime corner exposure with approximately 152 feet of frontage along SE F St and 149 feet along SE 5th St, offering excellent visibility and accessibility
- Rare downtown Bentonville development opportunity, perfect for restaurant/entertainment use, office, or retail
- 1–2-minute walk to The Momentary and 8th Street Market, and a 15-minute walk to the Bentonville Square via the adjacent Razorback Greenway Trail system
- 0.3 miles from the Walmart Campus
- Minutes from numerous mountain bike and walking trails
- Tremendous amount of development within a 4-block radius in the past 4 years







Bentonville, AR



Bentonville sits at the center of one of the nation's fastest-growing regions, transforming over the past two decades from a quiet small town into a thriving hub of innovation, commerce, and culture. The city anchors the Fayetteville–Springdale–Rogers metropolitan area, which the Milken Institute ranked as the No. 1 Best-Performing Large Metro in the United States for 2026, citing its strong labor market, robust high-tech sector, and exceptional housing affordability. As home to the global headquarters of Walmart, Bentonville attracts an international network of suppliers, vendors, and Fortune 500 partners, fueling continual economic expansion throughout Northwest Arkansas.


Bentonville also stands at the forefront of medical education with the newly opened Alice L. Walton School of Medicine, an innovative institution centered on whole-health learning that welcomed its inaugural class in 2025 and sits on a state-of-the-art campus connected to Crystal Bridges Museum of American Art. Complementing its economic and educational strengths, the city is celebrated as the Mountain Biking Capital of the World, offering direct access to an extensive trail network from its vibrant downtown, along with cultural destinations including Crystal Bridges, The Momentary, and The Amazeum. This powerful blend of economic vitality, innovative education, cultural richness, and outdoor lifestyle continues to make Bentonville one of America's most dynamic and forward-moving communities.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	48,375	112,427	242,590
Households	19,262	42,120	89,297
Average Age	36.0	35.5	36.9
Average Household Income	\$121,102	\$123,225	\$122,132
Businesses	2,313	4,085	6,302

**Demographic details based on property location*

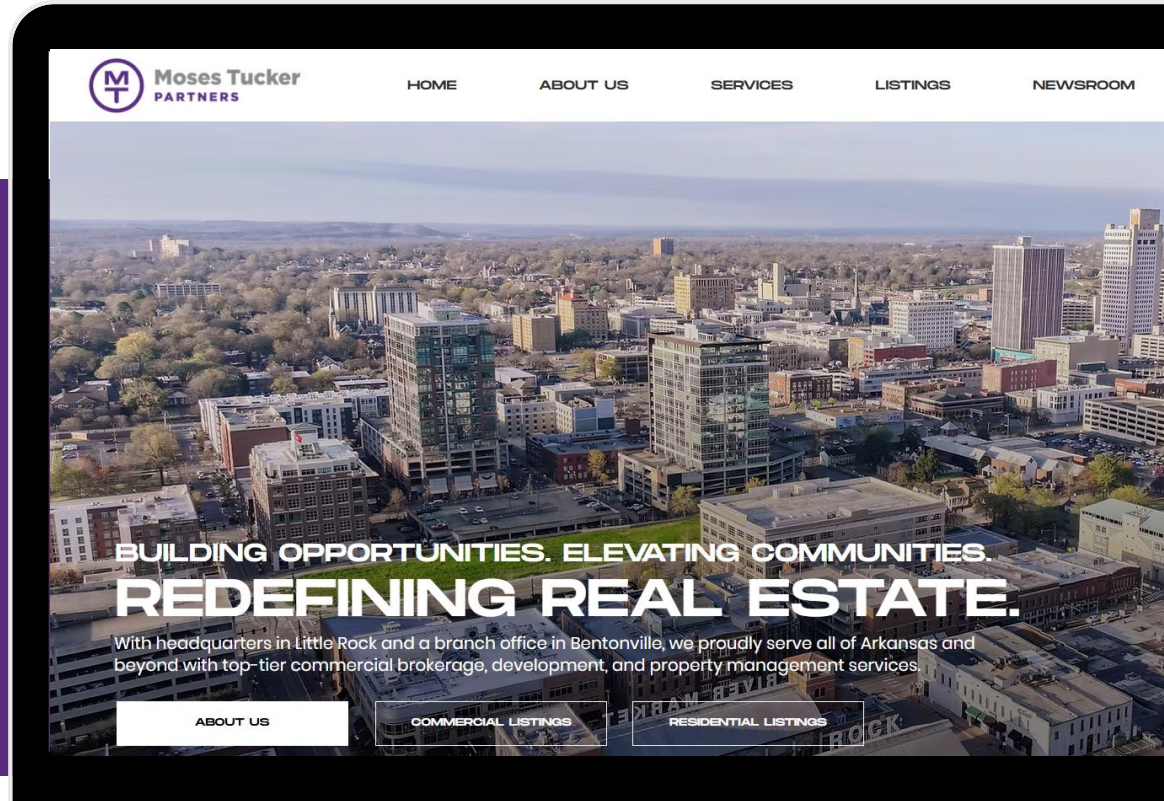
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