

FOR LEASE

500 SE WALTON BLVD
BENTONVILLE, AR 72712



THE CENTRE AT FOUNTAIN PLAZA



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OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Building Size:	26,512 SF
Available SF:	1,696 - 3,392 SF
Lot Size:	2.76 Acres
Number of Units:	12
Price / SF:	\$0.00
Year Built:	2015
Zoning:	Commercial
Market:	Bentonville, AR

PROPERTY OVERVIEW

Introducing 500 SE Walton Blvd, Bentonville, AR - an exceptional commercial property now available for lease. With easy access, great visibility, and located in a high traffic area, this property offers an unbeatable opportunity for your business. Situated in close proximity to I-49, it provides seamless connectivity for both customers and employees. Boasting a generous 176 parking spaces, convenience is at the forefront. This prime location presents the ideal canvas to create a thriving business environment. Don't miss the chance to anchor your business in this coveted space. Estimated NNN = \$7.00

PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- High Traffic Area.
- Close Proximity to I-49.
- 176 Parking Spaces.

EXECUTIVE SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,696 - 3,392 SF	Lease Rate:	\$35 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	1,696 - 3,392 SF	NNN	\$35.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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The Centre at

Fountain Plaza



CHICKEN SALAD CHICK

THE
GENTS
PLACE



FIRST WATCH
THE DAYTIME CAFE



JIMMY JOHN'S



NAILS



TOTAL GENTLEMAN

JARED

Commercial & Management



crumbl
cookies



ROCKMORTGAGE

West Face



The Centre at

Fountain Plaza



CHICKEN SALAD CHICK



FIRST WATCH
THE DAYTIME CAFE

THE
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TOTAL GENTLEMAN



ROCKMORTGAGE



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East Face

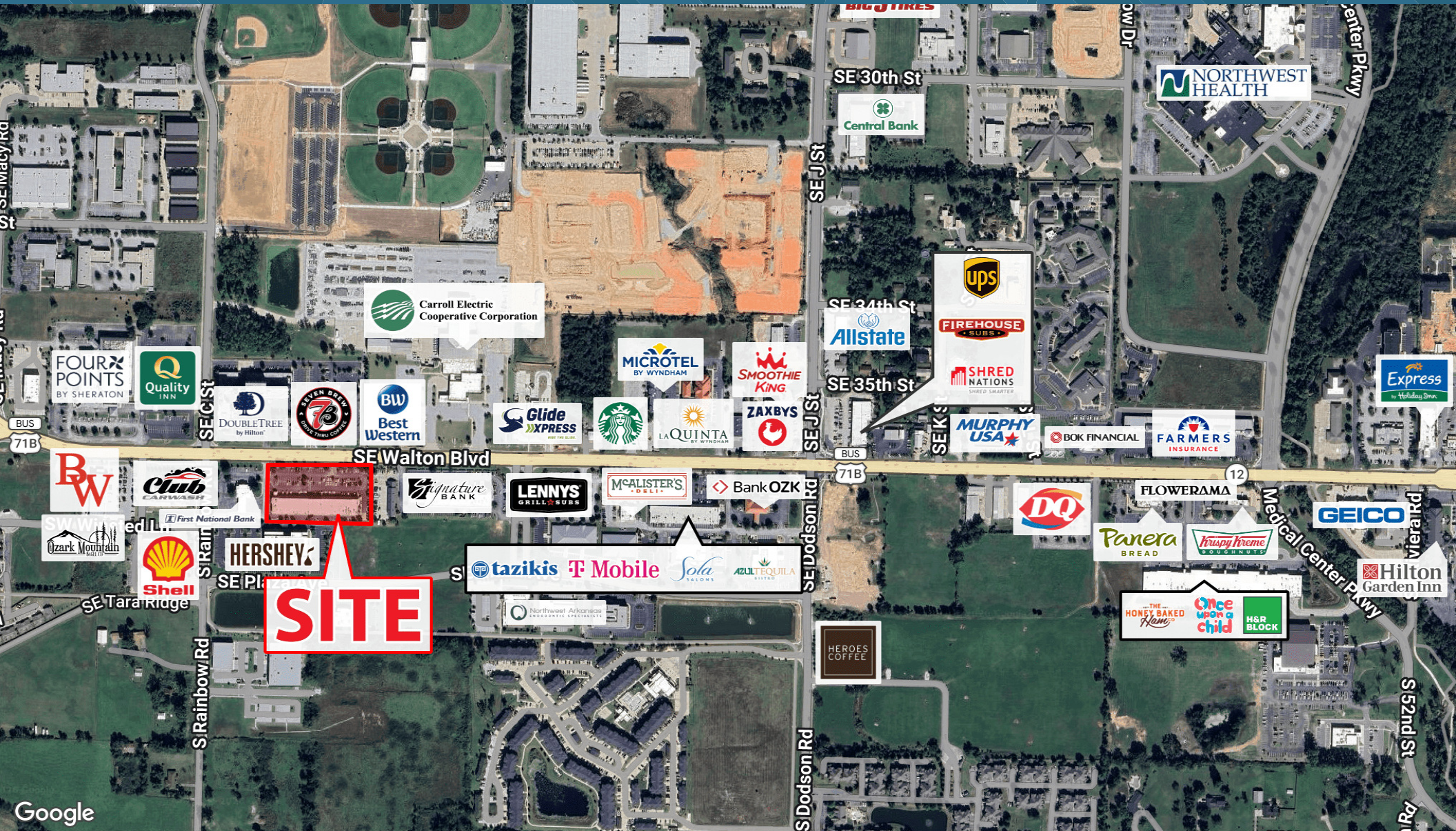


MONUMENT SIGN

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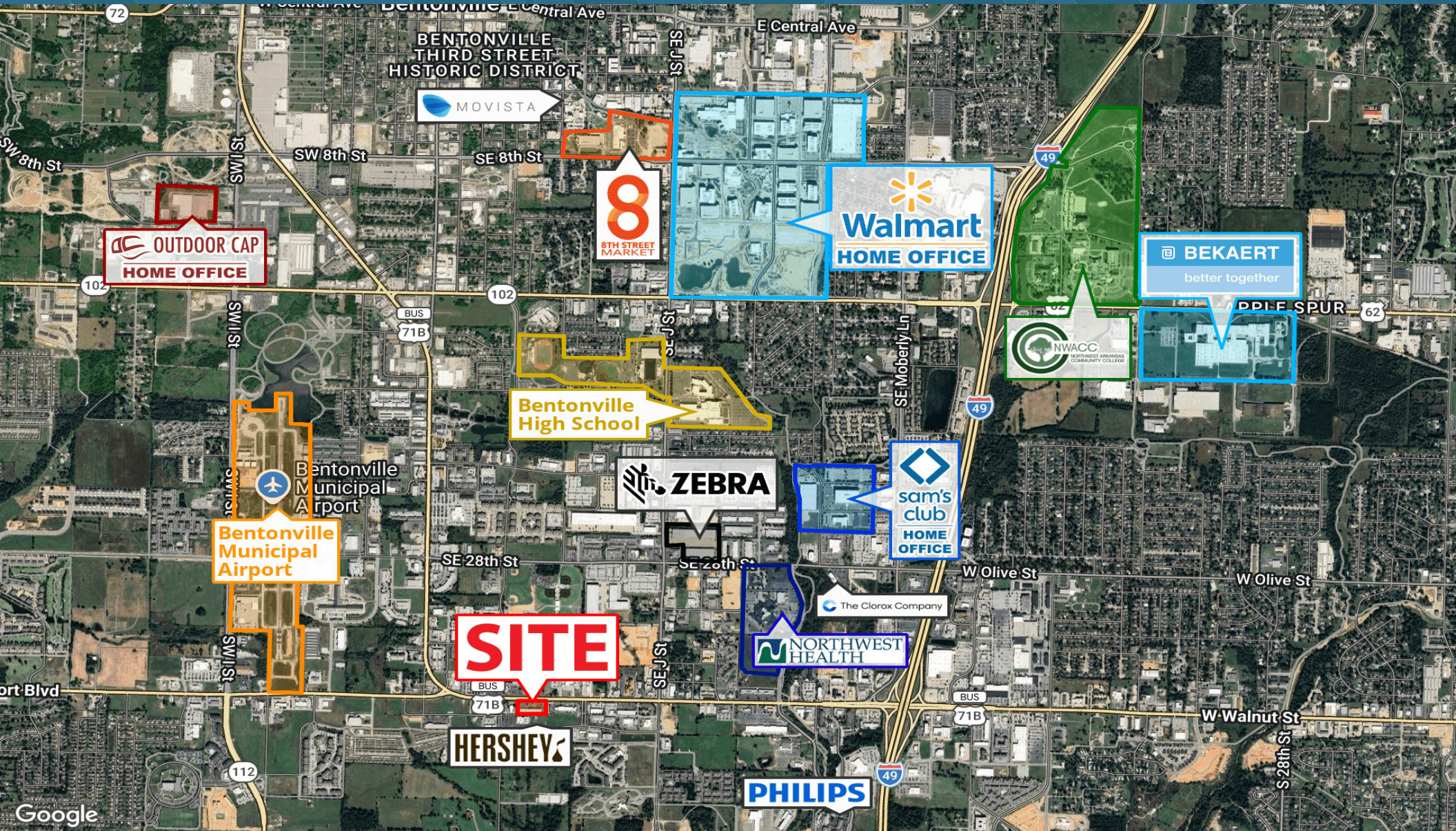
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RETAILER MAP

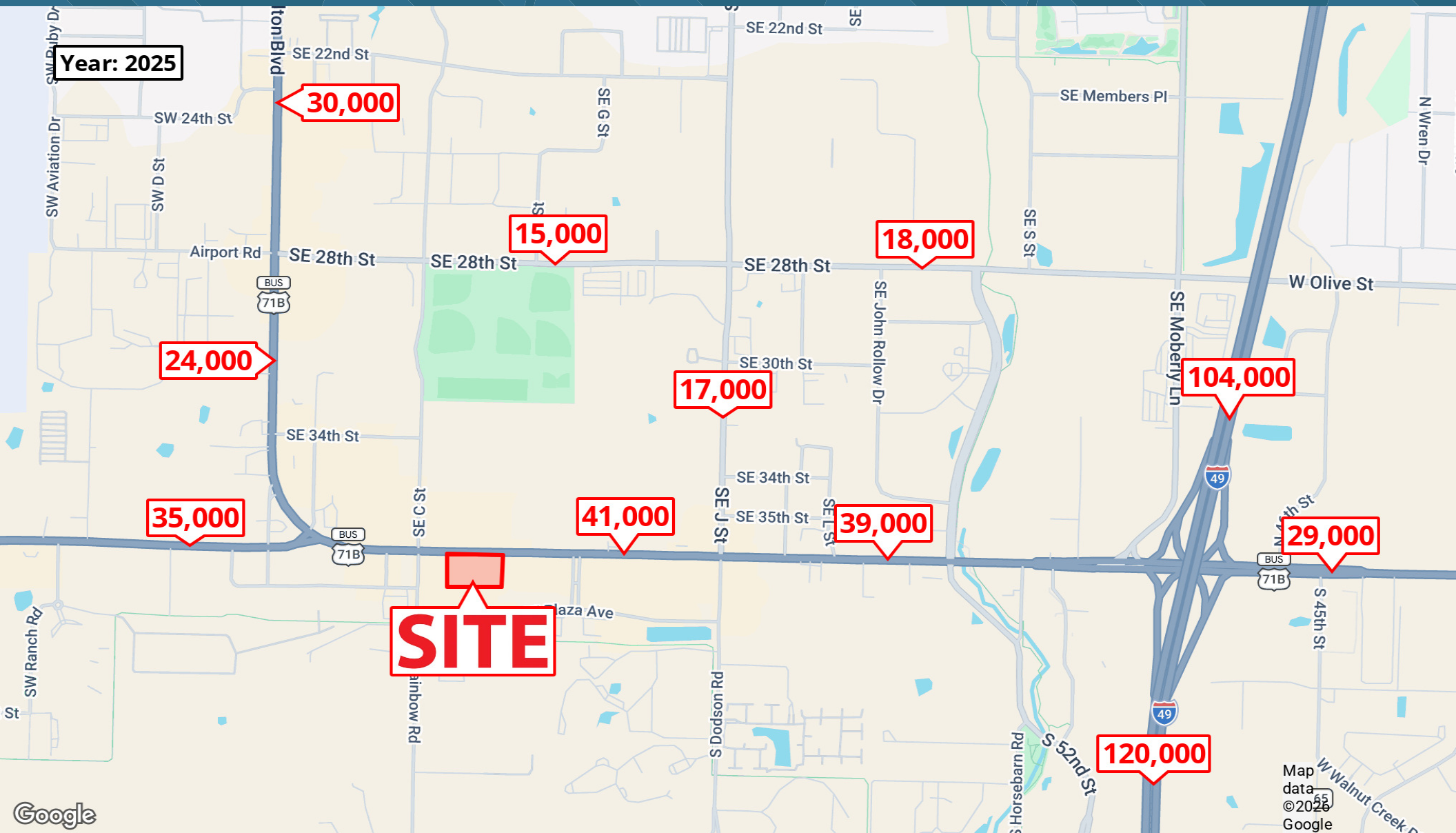
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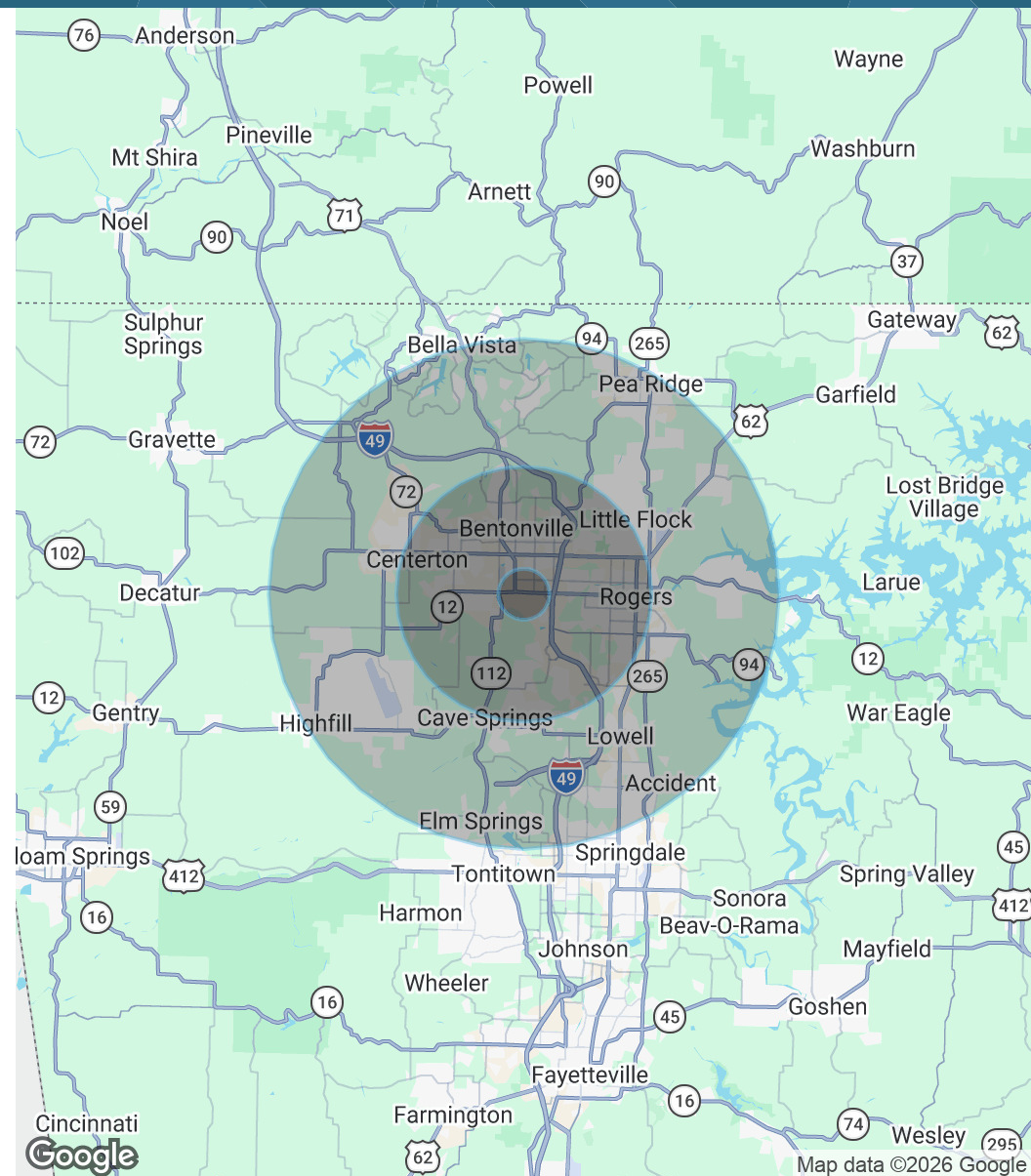


TRAFFIC COUNT MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,296	77,754	180,372
Average Age	29.1	32.0	34.0
Average Age (Male)	29.1	30.3	32.8
Average Age (Female)	29.5	33.3	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,321	29,071	67,120
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$64,305	\$73,571	\$69,266
Average House Value	\$191,059	\$254,934	\$212,223

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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