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OFFICE/RETAIL SPACE FOR LEASE

805 S Walton Blvd, Bentonville, AR



CONTACT US TODAY
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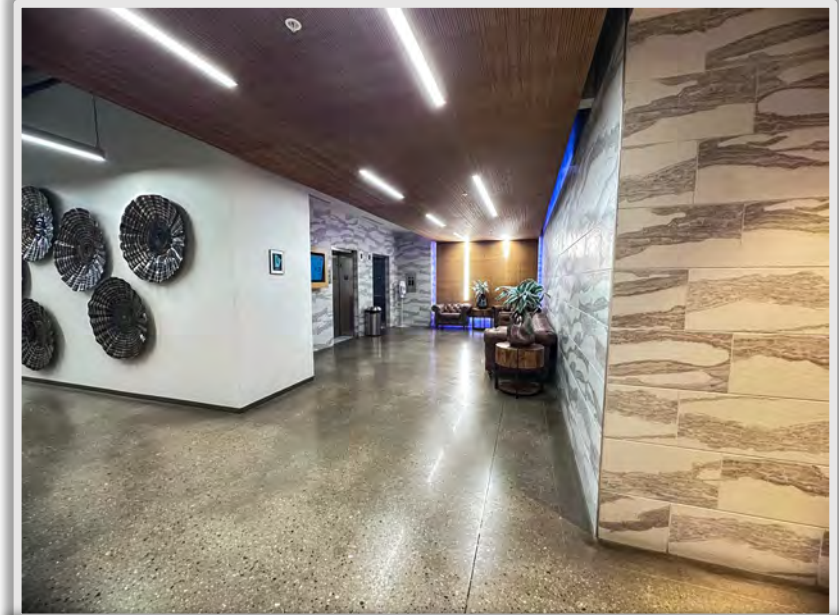
Property Understanding

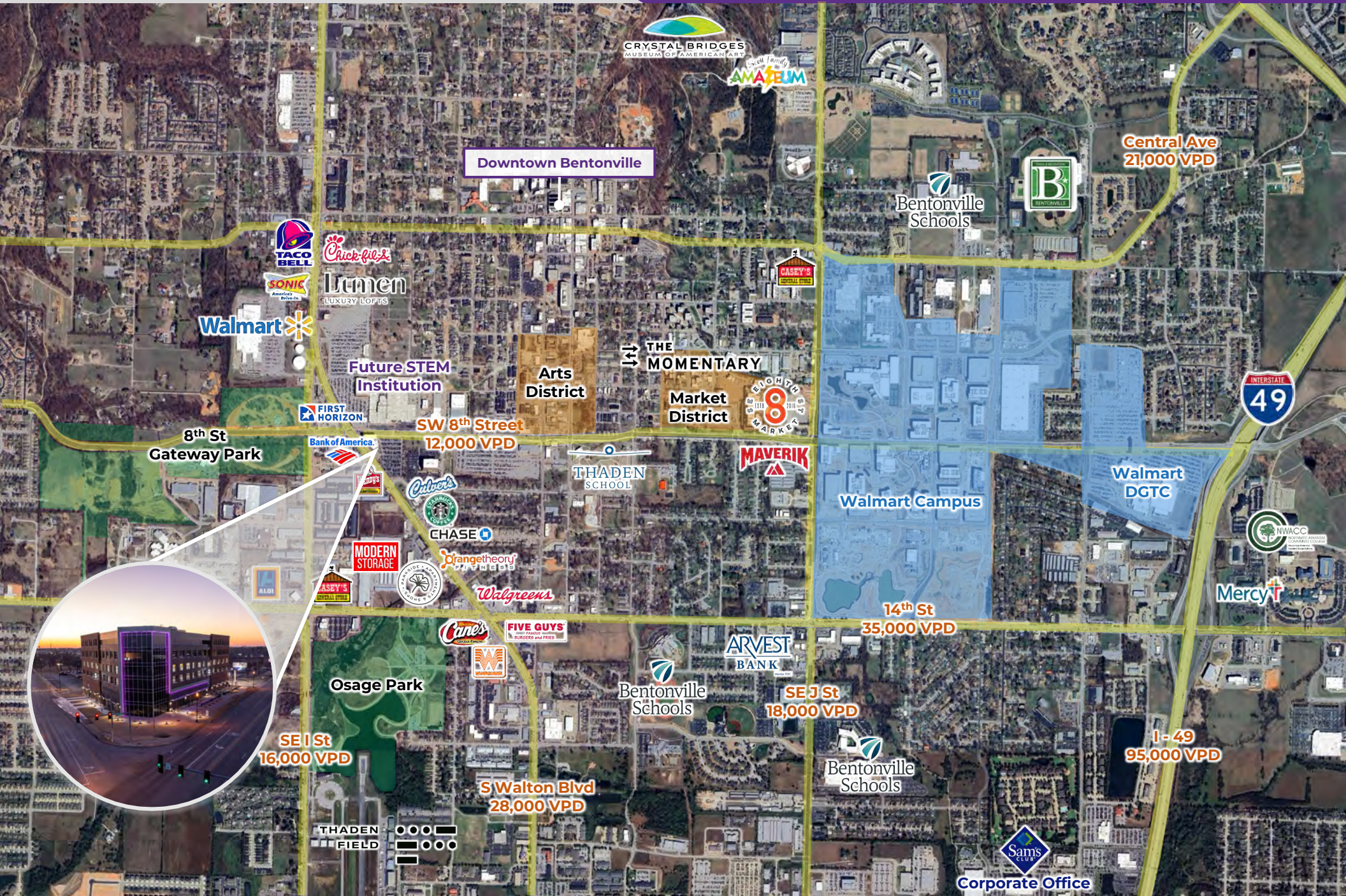
OVERVIEW

| | |
|------------------------------|---|
| Offering | For Lease |
| Lease Rate & Type | \$38.00/SF Full Service |
| Address | 805 S Walton Blvd, Bentonville, AR 72712 |
| Property Type | Office/Retail |
| Space Available | <ul style="list-style-type: none"> ○ 1st Floor Shell Space – ±2,306 RSF (Retail/Office) ○ 5th Floor Shell Space – ±3,780 RSF (Office) ○ Suite 520 – ±3,029 RSF (2nd Generation Office) ○ 6th Floor - ±1,029 RSF – ±6,111 RSF (2nd Generation Office) |
| Subdividing | The 6 th Floor space can be subdivided into 3 offices – ±1,029 RSF, ±2,342 RSF & ±2,740 RSF (Available November 2026) |
| TI Allowance | \$55.00/SF (Shell space only) |
| Traffic Counts | <ul style="list-style-type: none"> ○ S Walton Blvd – 28,000 VPD ○ SW 8th St – 12,000 VPD |

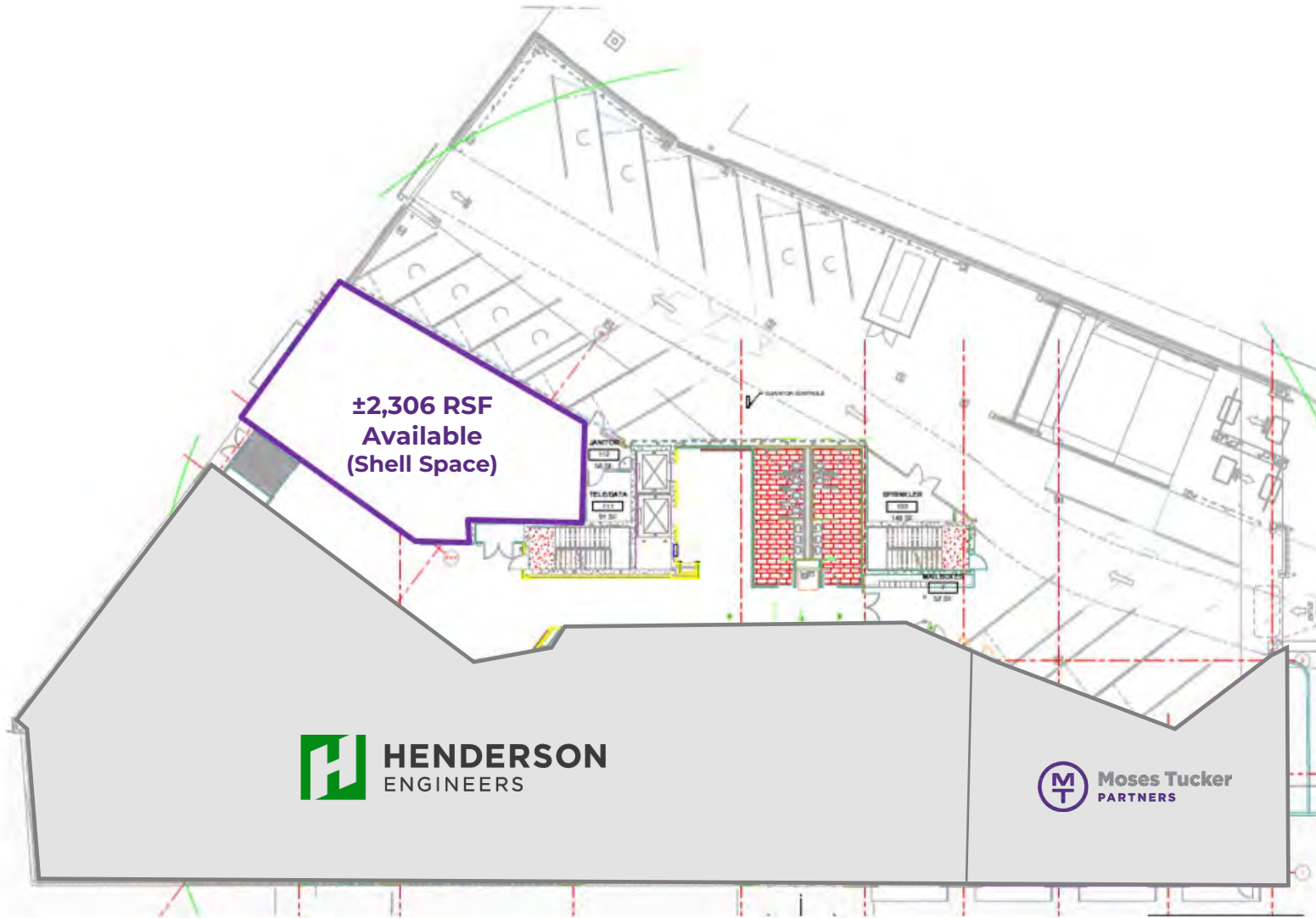
PROPERTY HIGHLIGHTS

- Located on the signalized corner of S Walton Blvd (28,000 VPD) and SW 8th Street (12,000 VPD)
- Class A office building with covered parking garage
- Across from the future location of a new STEM education institution for the next generation of innovators, builders, and entrepreneurs
- Within walking distance to Osage Park and the new 100-acre 8th Street Gateway Park
- Numerous national retailers in the immediate area, such as Walgreens, Walmart, McDonald's, Chick-fil-A, Panda Express, Starbucks, Culver's, Wendy's, Raising Cane's, Whataburger, and Five Guys Burgers and Fries, among others

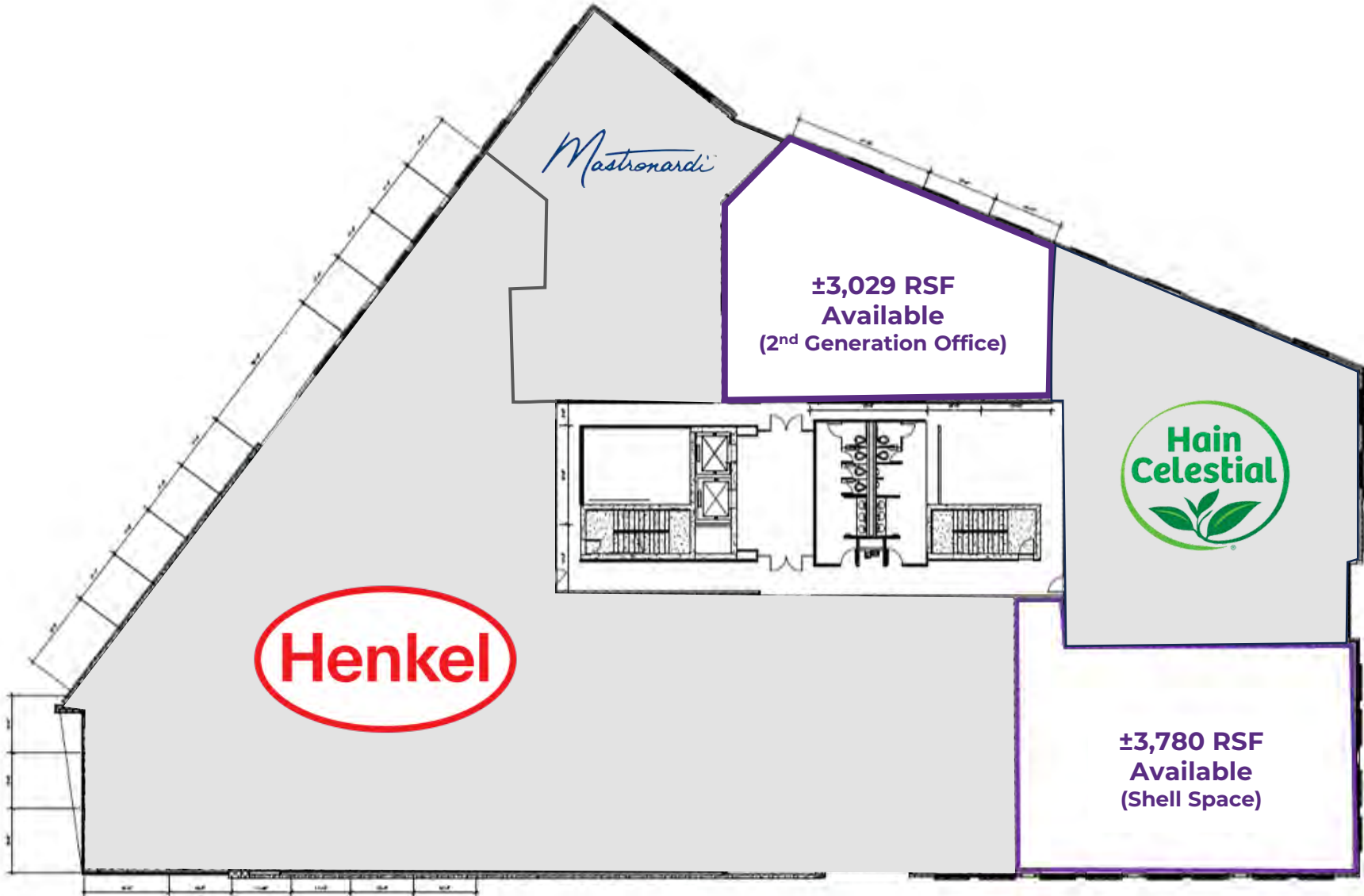




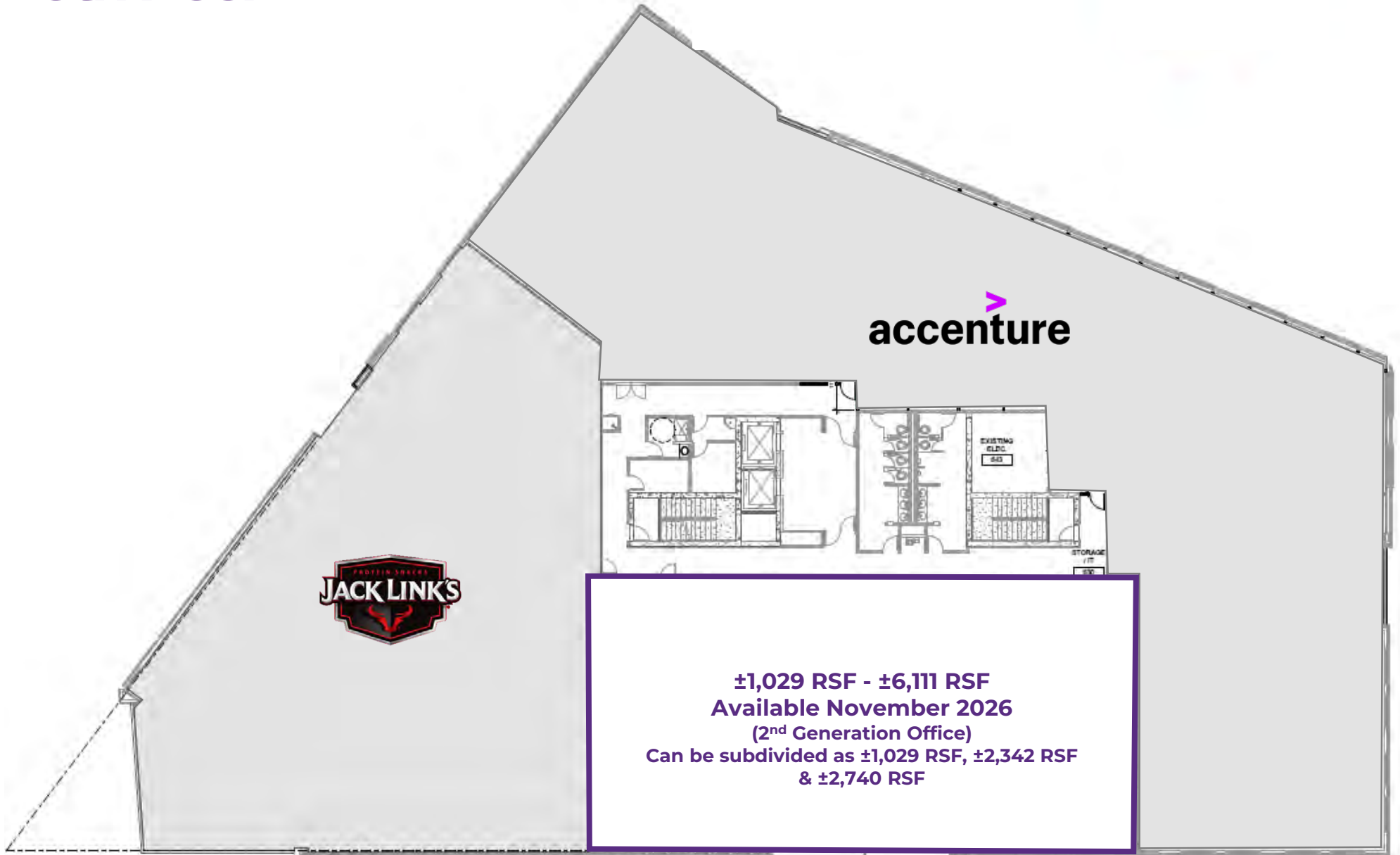
1st Floor



5th Floor



6th Floor



Osage Park

Osage Park is a vibrant urban destination where nature and recreation come together. Stroll the floating boardwalks through the park's wetland ecosystem, let your pup run free at the expansive dog park, enjoy a match at the 8-court pickleball complex, or experience one-of-a-kind programming at The Quiver Archery Range.

The mission was to provide a unique urban park that blends natural beauty, outdoor adventure, and inspiring spaces that take flight. The park strives to connect the community with the Ozark wetlands, outdoor recreation, and the spirit of flight.



8th Street Gateway Park

8th Street Gateway Park is a nearly 100-acre urban park in Bentonville, designed to blend outdoor recreation with ecological restoration. The park will feature beginner-friendly mountain bike trails, a world-class skatepark, nature-inspired playgrounds, a great lawn, and event plazas, while also restoring wetlands, meadows, and woodlands. Serving as a western anchor for the city's trail network, it will connect to Coler Preserve, Osage Park, and beyond with more than 12 miles of paths. Construction is underway with an expected opening in late 2026, positioning the park as Bentonville's version of a "Central Park."



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 Amazium. 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 | 59,664 | 115,397 | 248,261 |
| Households | 22,843 | 44,194 | 104,834 |
| Average Age | 34.7 | 35.3 | 37.1 |
| Average Household Income | \$137,131 | \$135,146 | \$129,236 |
| Businesses | 2,233 | 3,760 | 6,343 |

**Demographic details based on property location*

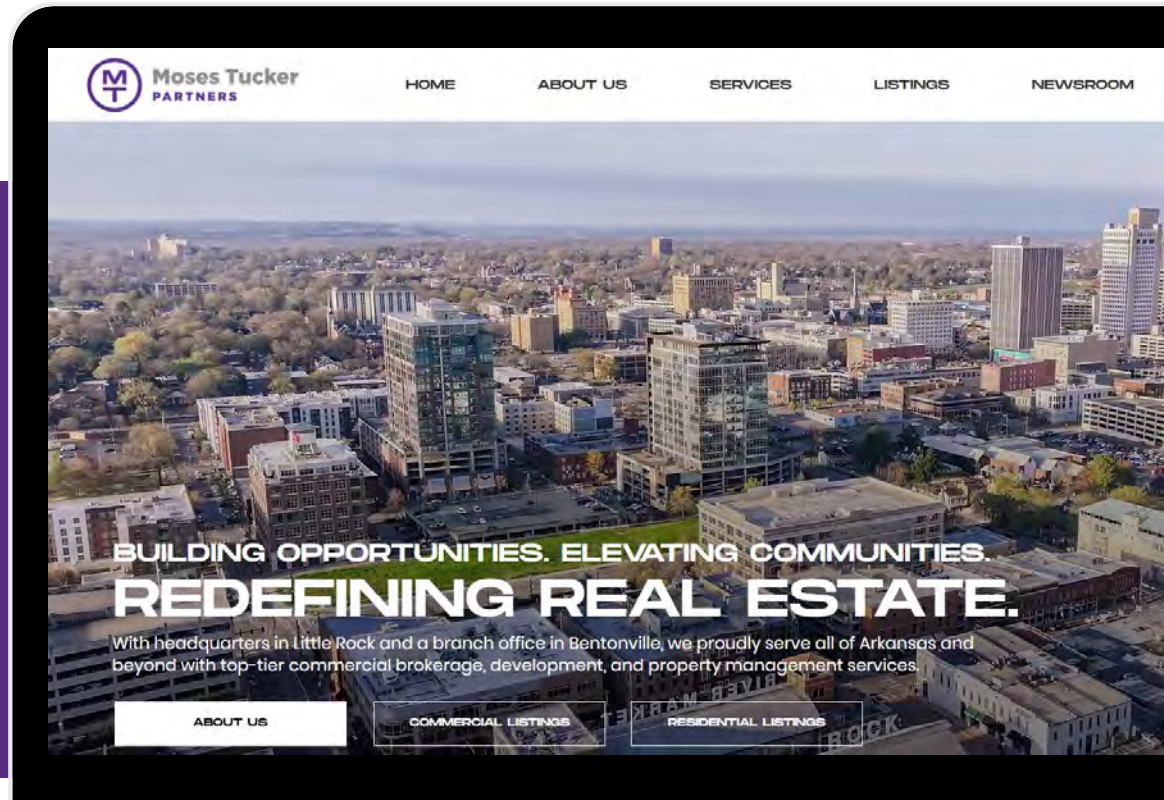
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