

1,440 SF OF PRIME RETAIL LEASE SPACE

3511 SE J ST | BENTONVILLE, AR

FOR LEASE

• COMBINED 58,000+ CPD ON SE WALTON BLVD. & SE J ST.

• HIGH VISIBILITY RETAIL SITE



PROPERTY OVERVIEW

HIGH-VISIBILITY RETAIL IN SOUTHEAST BENTONVILLE

This 1,440 SF retail suite offers a highly visible leasing opportunity at the signalized intersection of SE J Street and SE Walton Boulevard.

The location pairs strong corridor exposure with established surrounding retail, restaurants, lodging, medical uses, and direct access to Bentonville's broader commercial network.

13,285 SF

BUILDING SIZE

58,000+ CPD

COMBINED TRAFFIC

SIGNALIZED

INTERSECTION

1,440 SF

AVAILABLE SUITE

CORRIDOR VISIBILITY

More than 58,000 combined vehicles per day travel SE J Street and SE Walton Boulevard, creating repeated daily exposure.

ESTABLISHED SURROUNDINGS

Restaurants, services, lodging, medical uses, and neighborhood retail surround the property and support steady customer activity.

CONNECTED LOCATION

Signalized access links the suite to Bentonville's southeast commercial corridor.

PROPERTY POSITIONING

3511 SE J Street is positioned directly along the SE Walton Boulevard retail corridor, with visibility from a major signalized intersection and immediate access to an established concentration of commercial uses.

Information herein is from sources believed reliable but is not guaranteed. Availability, pricing, traffic counts, building size, access, use, and other property information require independent verification.

OFFERING SUMMARY

FOR LEASE

1,440 SF AVAILABLE

LEASE RATE **\$27.50/SF/YR NNN**



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