



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



## 2806 S WALTON BLVD - BENTONVILLE, AR 72712

### OFFERING SUMMARY:

Sale Price:	\$2,850,000
Lot Size:	2.02 Acres

### DEVELOPMENT POTENTIAL ON WALTON

- 28,000 CPD on Walton Blvd
- 209 ft frontage
- 421 ft depth
- Zoning C-2 General Commercial
- Pole sign available
- All utilities available

### PROPERTY OVERVIEW

High Development Potential: four-lane, major artery in Bentonville, AR. Great street frontage, flat topography. Possibilities: retail, office, fast food, multi-family, condominiums, or mixed use.



**STEVE FINEBERG**  
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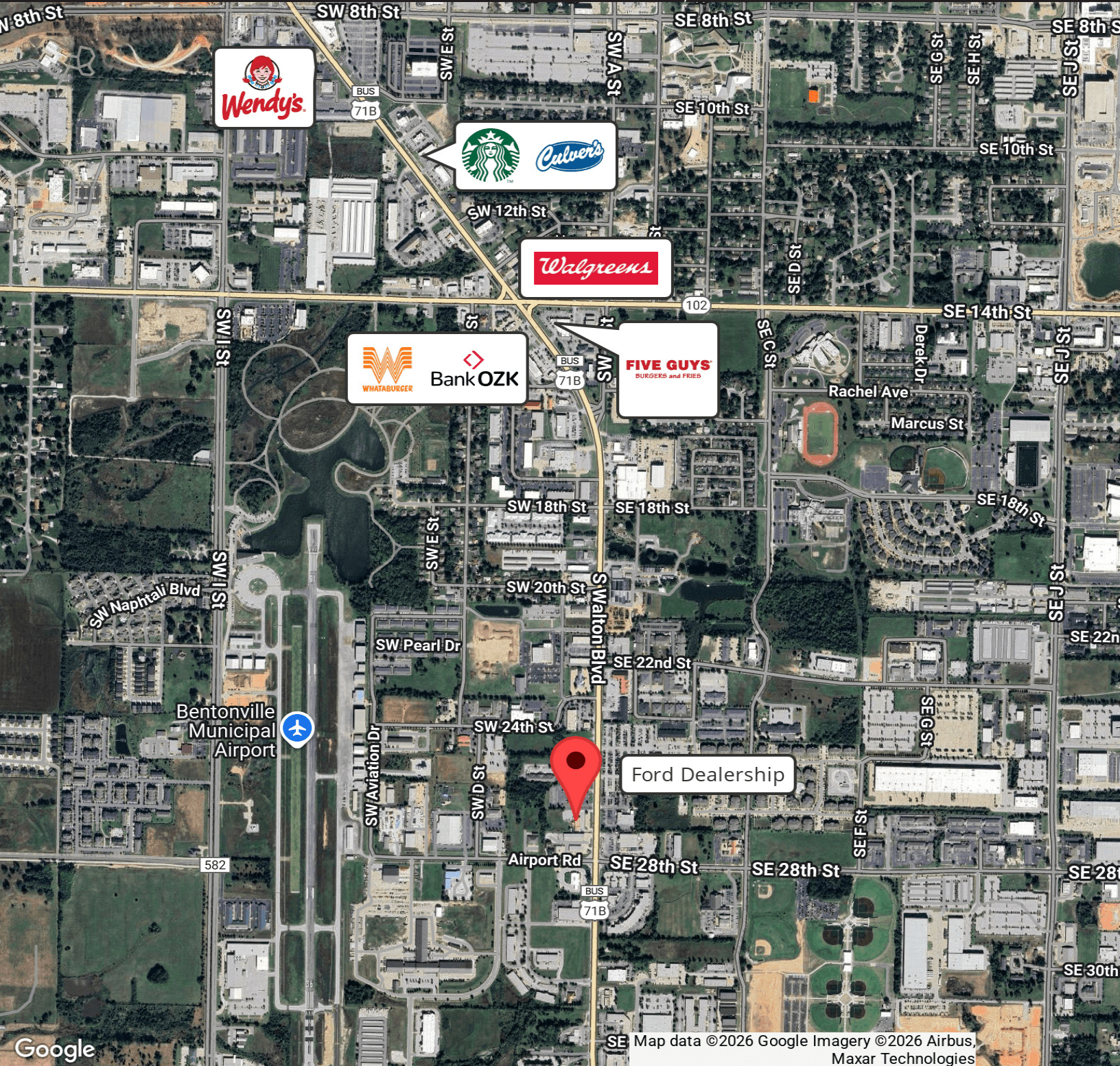
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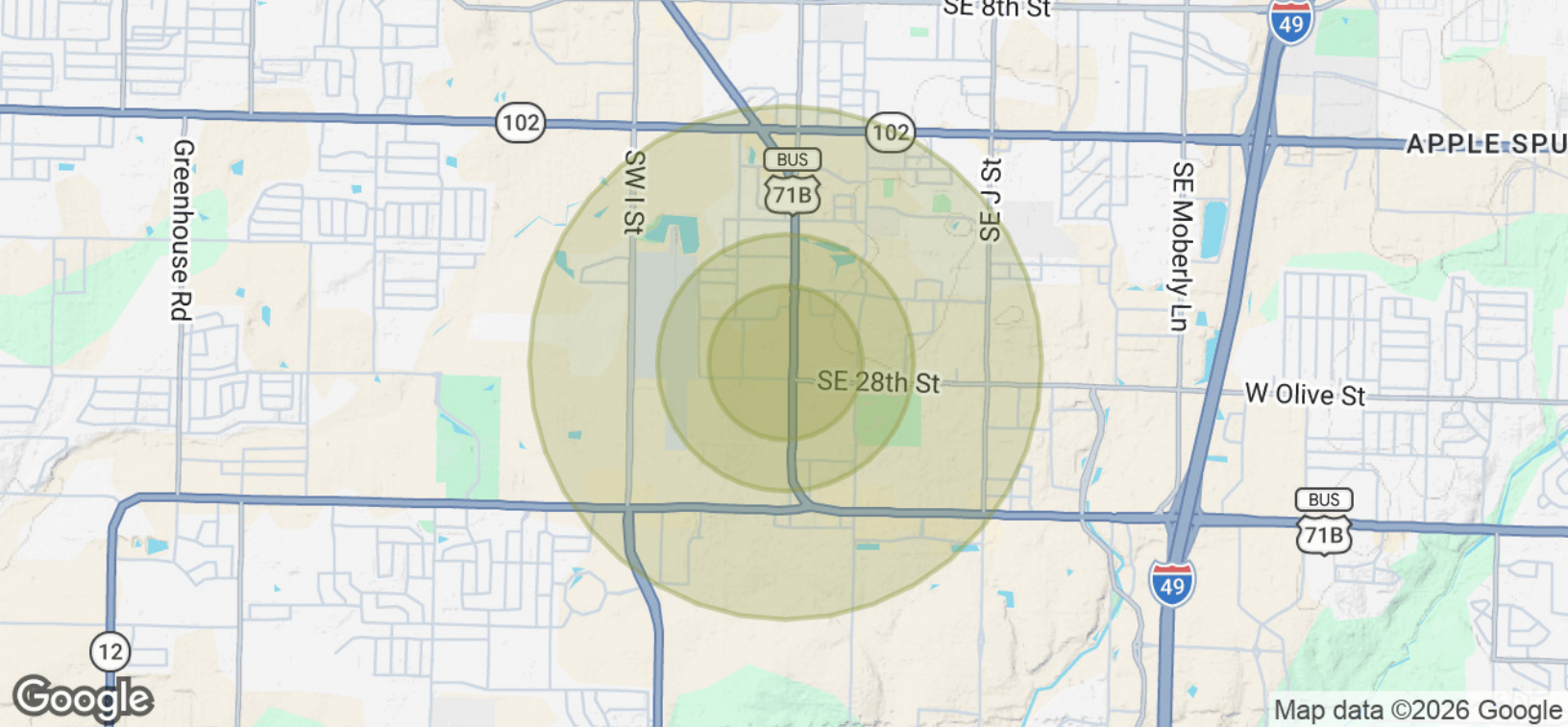


FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALSTATE.COM](http://ARKREALSTATE.COM)



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**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	245	1,476	4,632
Average Age	31	33	33
Average Age (Male)	31	32	33
Average Age (Female)	32	34	35

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	109	612	2,001
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$71,642	\$81,299	\$92,330
Average House Value	\$249,232	\$293,907	\$327,983

2020 American Community Survey (ACS)

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