

1129 NW J ST, BENTONVILLE, AR 72712

# RENOVATED 2,567 SF OFFICE BUILDING FOR SALE

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**FOCUS**  
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## EXECUTIVE SUMMARY

This ±2,567 SF single-tenant office building at 1129 NW J St in Bentonville presents a turnkey investment opportunity with a full renovation completed in 2019, featuring high-end finishes and a functional layout that includes eight private offices, one conference room, and ample natural light throughout. The property offers 13 parking spaces, including four covered spaces, providing added convenience for tenants and visitors alike. Currently tenant occupied through May 1, 2027, the asset provides stable in-place income in one of Northwest Arkansas' most desirable business corridors. Ideally positioned just 3.3 miles from Walmart's Home Office, 2.2 miles to I-49, and 1.8 miles from Downtown Bentonville, the property offers excellent accessibility to the region's major commercial and lifestyle destinations.

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## PROPERTY HIGHLIGHTS

±**2,567 SF**  
AVAILABLE

**\$975,000**  
ASKING PRICE

- **8 OFFICES, 1 CONFERENCE ROOM**
- **13 PARKING SPACES, 4 COVERED**
- **FULL RENOVATION IN 2019**
- **TENANT OCCUPIED THROUGH MAY 1, 2027**

[🔗 VIRTUAL TOUR 🔗](#)

# FLOOR PLAN



# INTERIOR PHOTOS



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# OVERHEAD VIEW



NW J St

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# AERIAL VIEW



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# AERIAL MAP VIEW



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# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

1129 NW J St, Bentonville, Arkansas, 72712

Ring: 3 mile radius

### KEY FACTS

42,503

Population



16,736

Households

33.8

Median Age

\$84,901

Median Disposable Income

### EDUCATION

4.4%

No High School Diploma



20.6%  
High School Graduate



23.7%  
Some College/  
Associate's Degree



51.3%  
Bachelor's/Grad/  
Prof Degree

### INCOME



\$105,283

Median Household Income



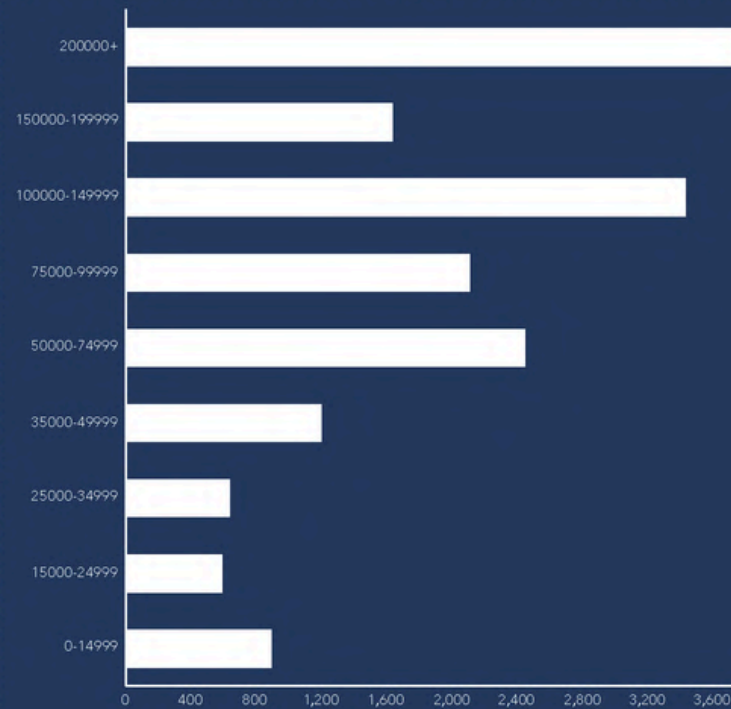
\$57,175

Per Capita Income

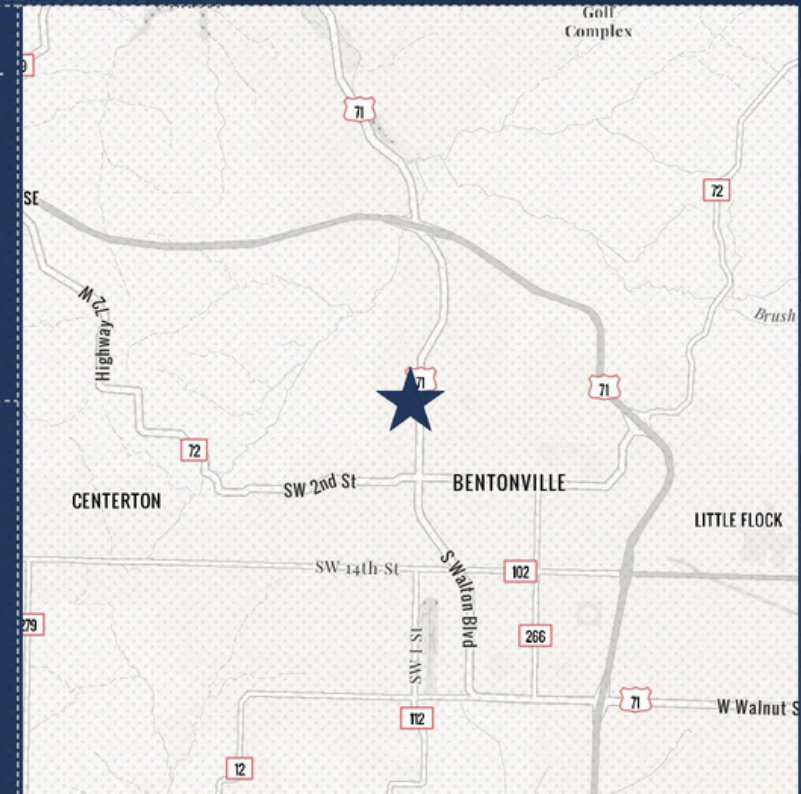


\$186,000

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

76.3%



Blue Collar

15.0%



Services

10.7%

3.5%

Unemployment Rate

# CONTACT US



**COREY FUHRMAN**

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



**AUGUST WENDT**

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August Wendt serves as an Office Specialist at Focus Commercial Real Estate, supporting Tenant and Landlord representation across Northwest Arkansas's office market. With a focus on market research, client service, and deal coordination, he helps clients navigate the leasing process with confidence and clarity. Known for his attention to detail and proactive approach, August stays attuned to market trends to deliver strategic, well-informed solutions that align with his clients' business goals.



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