

+/- 2,600 TO 6,992 SF OFFICE/MEDICAL FOR LEASE



2601 N WALTON BLVD

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 7,000 SF of versatile office/medical space for lease in Bentonville. This well appointed space includes a welcoming reception and waiting area, 17 private offices or patient rooms, three restrooms, a kitchen and break room, a storage closet, and two large work rooms that can serve as conference rooms, break areas, or additional waiting spaces. Conveniently located just off N Walton Blvd, which sees around 25,000 VPD, the property is less than 1 mile from the I-49 interchange and directly across from the Bark Park and North Bentonville Trail. Offered on a NNN lease with a minimum 3 year term, tenants are responsible for their pro-rata share of utilities, taxes, insurance, lawn care, trash, etc. Ideal for medical, dental, or professional office use.

PROPERTY HIGHLIGHTS

- +/- 7,000 SF Office/Medical For Lease (can be split)
- 17 Private Offices or Patient Rooms
- Ideal for Medical, Dental, or Professional Office Use
- Less than 1 Mile from I-49
- Tenant Responsible for Pro-Rata Share of Utilities, Taxes,

OFFERING SUMMARY

Lease Rate:	\$17.50 - 19.25 SF/yr (NNN)
Available SF:	2,600 - 6,992 SF
Lot Size:	1.62 Acres
Building Size:	15,842 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,242	8,468	32,892
Total Population	3,401	22,354	87,627
Average HH Income	\$180,338	\$156,110	\$130,834

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SALMONSEN GROUP

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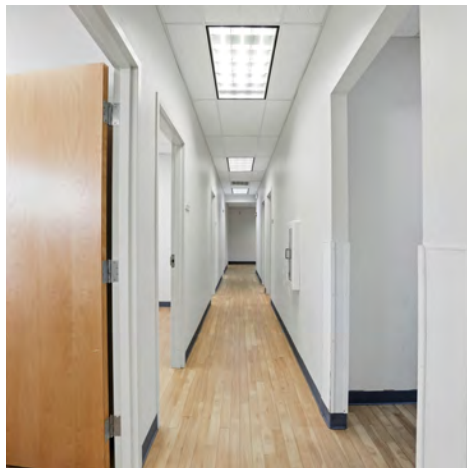
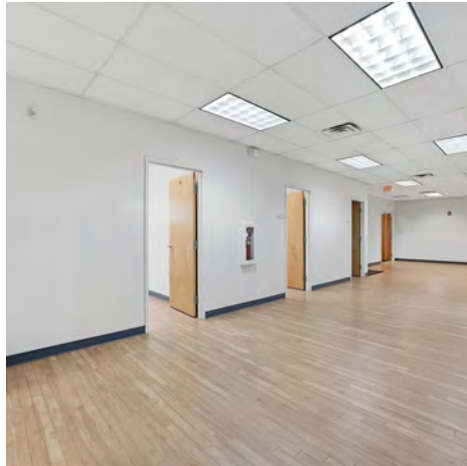
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2601 N WALTON BLVD SUITE 1

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+/- 6,992 SF

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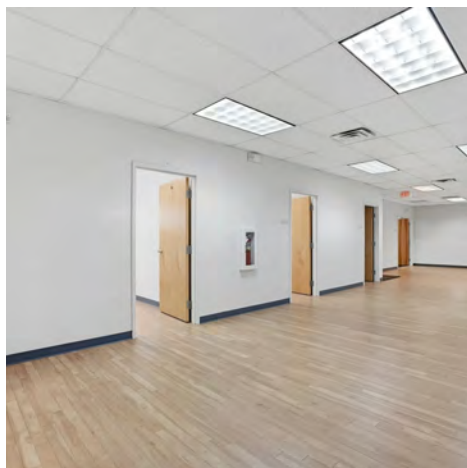
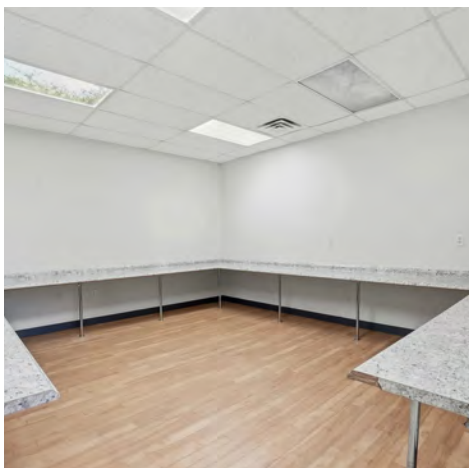
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SUITE 1A PHOTOS

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2601 N Walton Blvd., Bentonville, AR 72712



Suite 1A: +/- 2,600 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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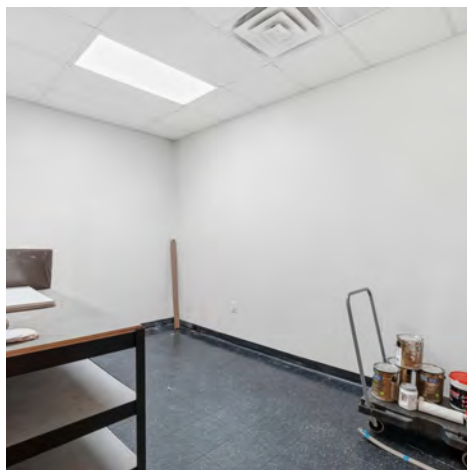
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SUITE 1B FLOORPLAN

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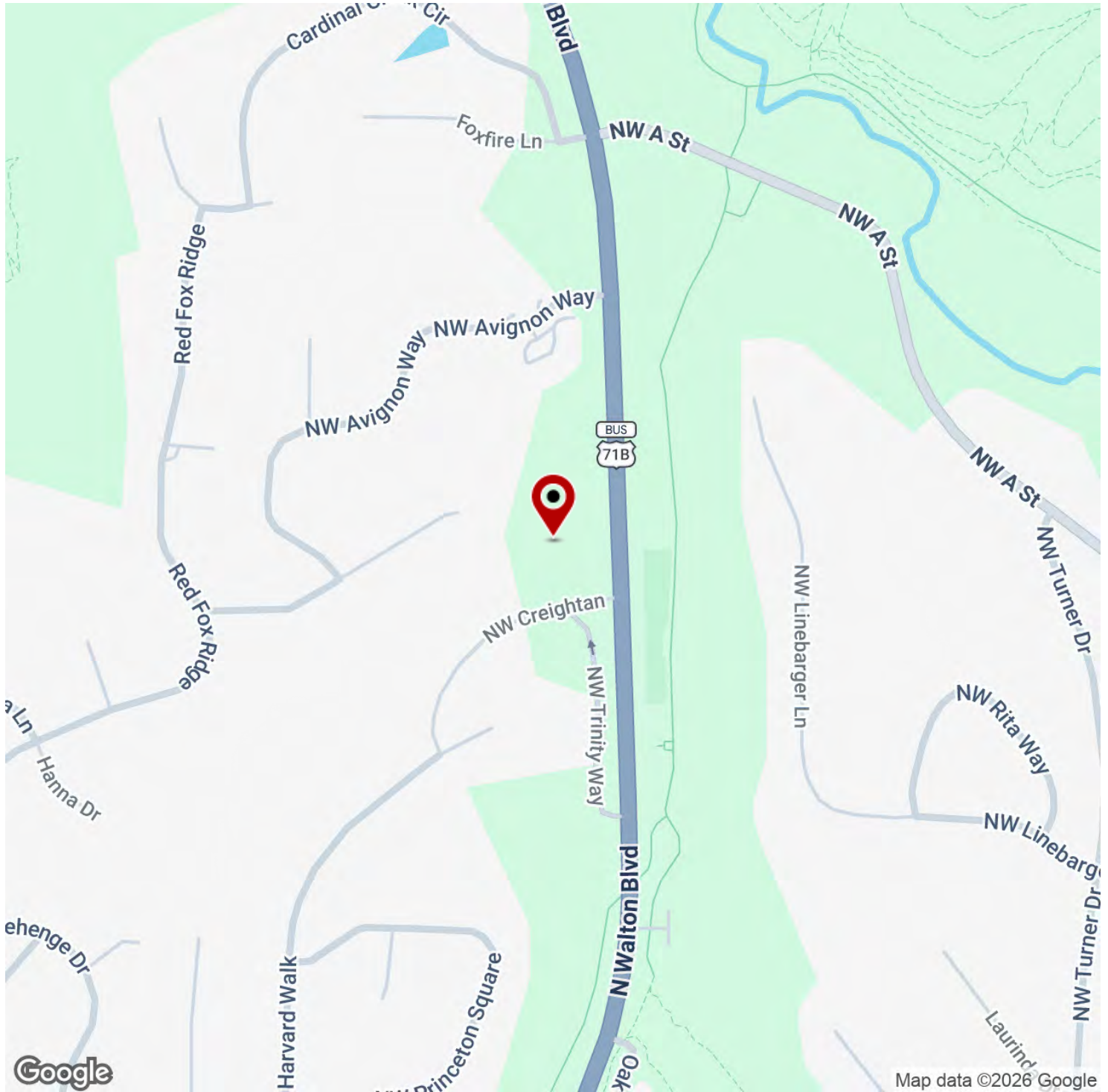
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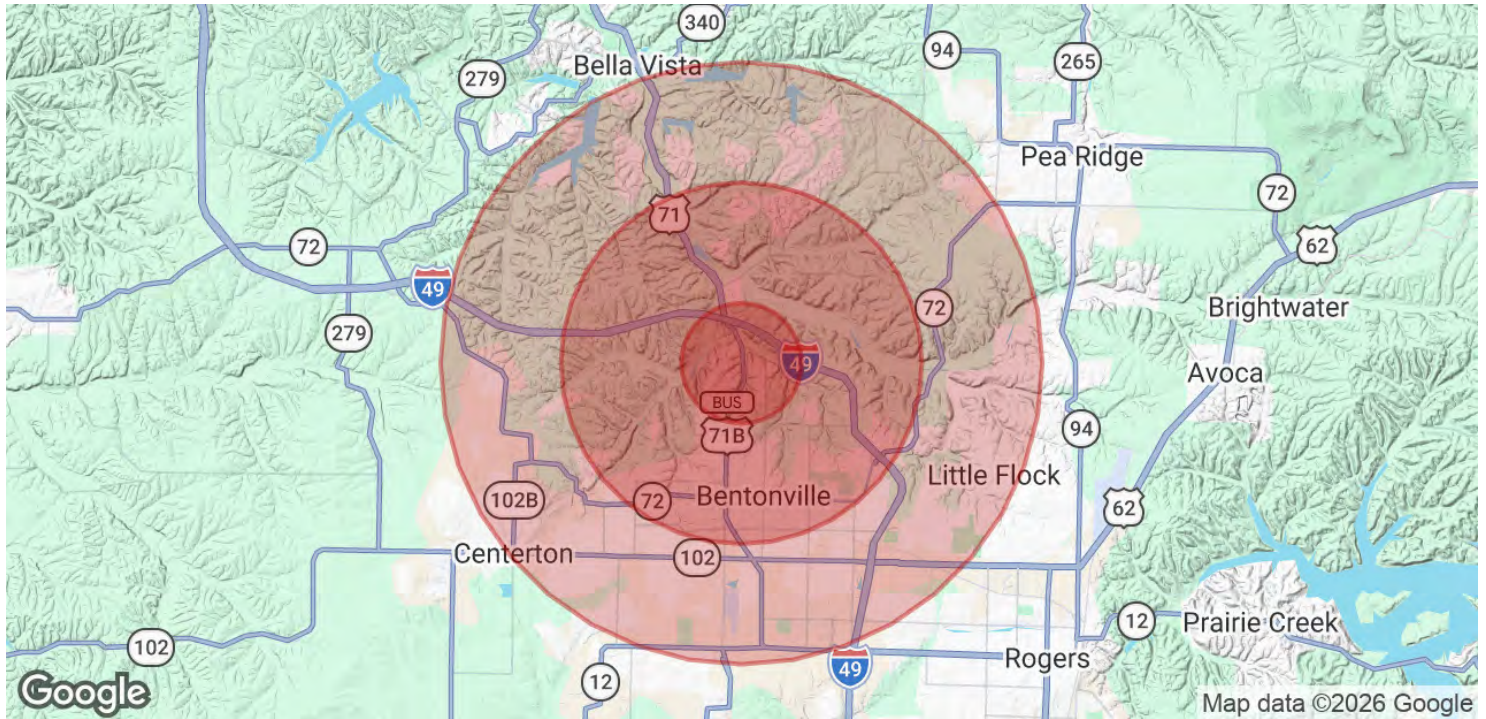
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,401	22,354	87,627
Average Age	37	38	37
Average Age (Male)	37	37	36
Average Age (Female)	38	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,242	8,468	32,892
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$180,338	\$156,110	\$130,834
Average House Value	\$568,128	\$499,428	\$397,197

2020 American Community Survey (ACS)

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