

FOR SALE

SE 28TH STREET

16,000 VPD (2018)

PHILLIPS PARK ROAD

1.70 ACRES

SE J STREET

SE J ST. & PHILLIPS PARK ROAD, BENTONVILLE, AR


1.70 +/- Acres in high-traffic area near downtown

Less than 2.0 miles from the future Walmart Home Office and the new 8th Street exit on I-49. Perfectly positioned for quick access to downtown Bentonville, Walmart offices, Northwest Medical Center, numerous hotels and restaurants.


 **PRICE: \$1,000,000 (\$13.50 PSF)**

 **Zoned Commercial (C-2)**

 **Utilities on-site**

 **Quick and easy access from I-49, visible to over 16,000 vehicles per day**

 **Short drive to Walmart Headquarters (present and future), Sam's Club Offices, 8th Street Market, The Momentary Museum, Crystal Bridges Museum, Bentonville High School, numerous offices, hotels, restaurants, and shops**

 **Perfect location for quick-serve restaurant, medical or law office, fitness center, or convenience store**

PAT MORRISON

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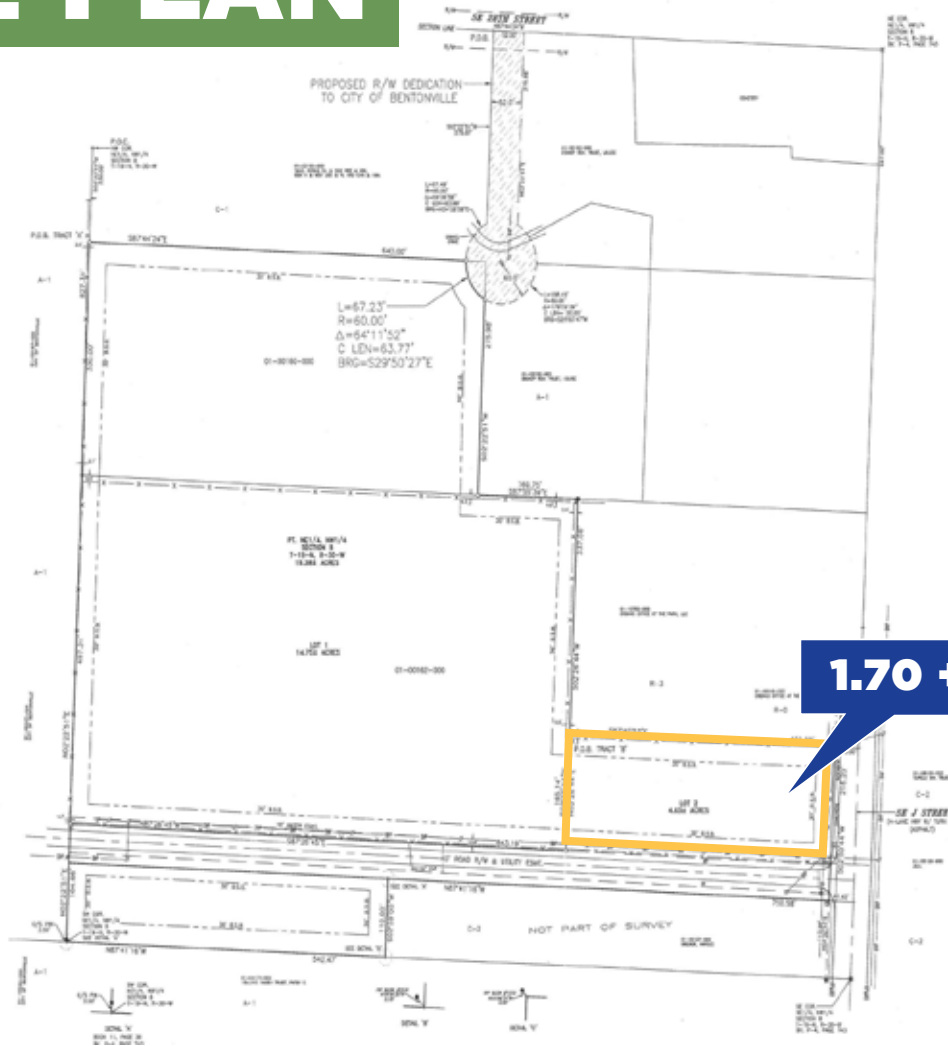
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**DEVEREUX
GROUP**

SITE PLAN



1.70 +/- ACRES

SE J ST. & PHILLIPS PARK ROAD, BENTONVILLE, AR

Area Demographics

	1 MILE	3 MILES	5 MILES
▶ Population (2019)	3,682	52,292	112,066
▶ Projected Population (2024)	4,042	59,492	127,699
▶ Average Household Income (2019)	\$62,028	\$94,466	\$99,785
▶ Proj. Average Household Income (2024)	\$72,239	\$106,201	\$111,875
▶ Households (2019)	1,555	20,185	41,314



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