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OFFICE SPACE FOR LEASE

1003 S Main Street, Bentonville, Arkansas



CONTACT US TODAY

479.271.6118 | mosestucker.com



Property Understanding

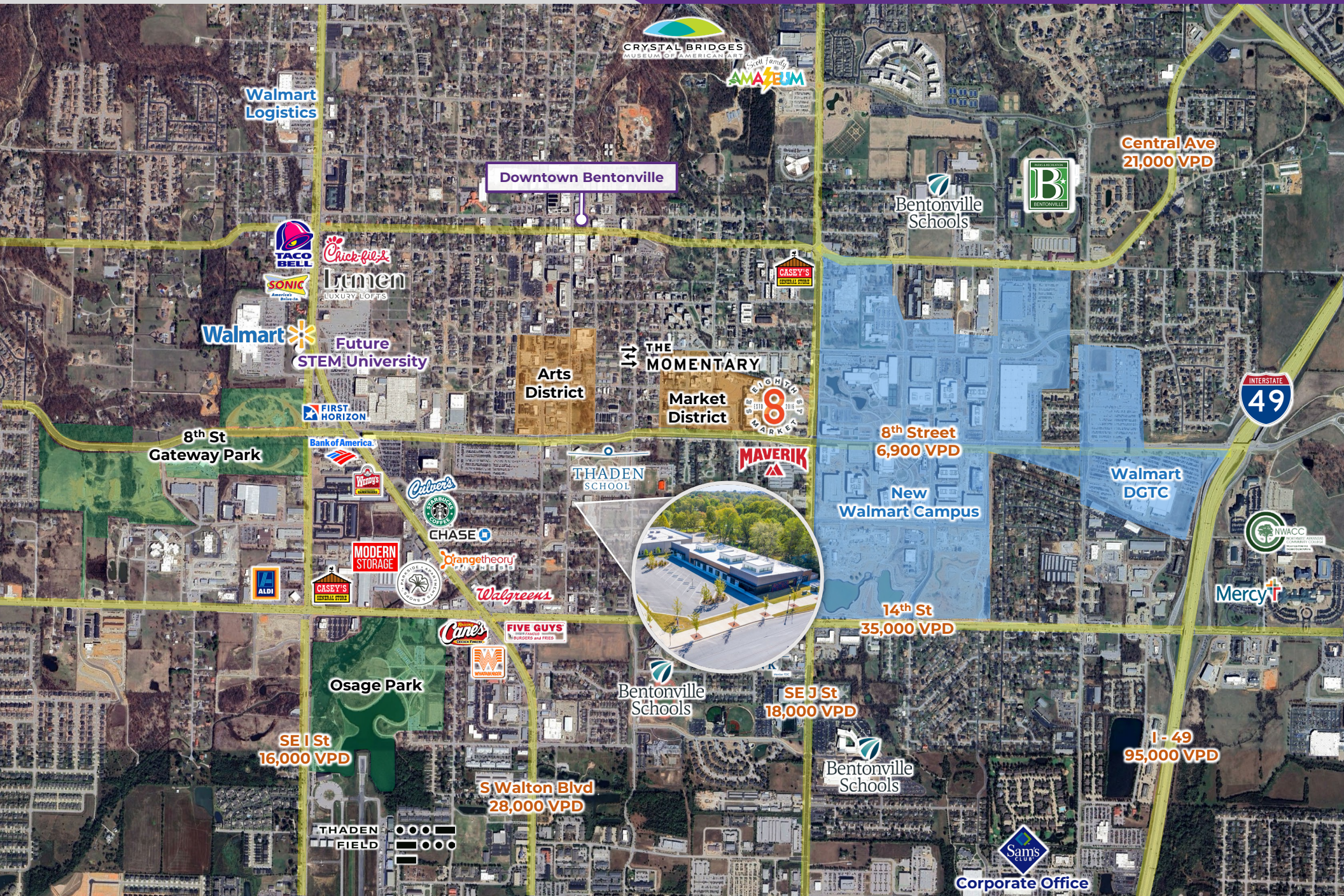
OVERVIEW

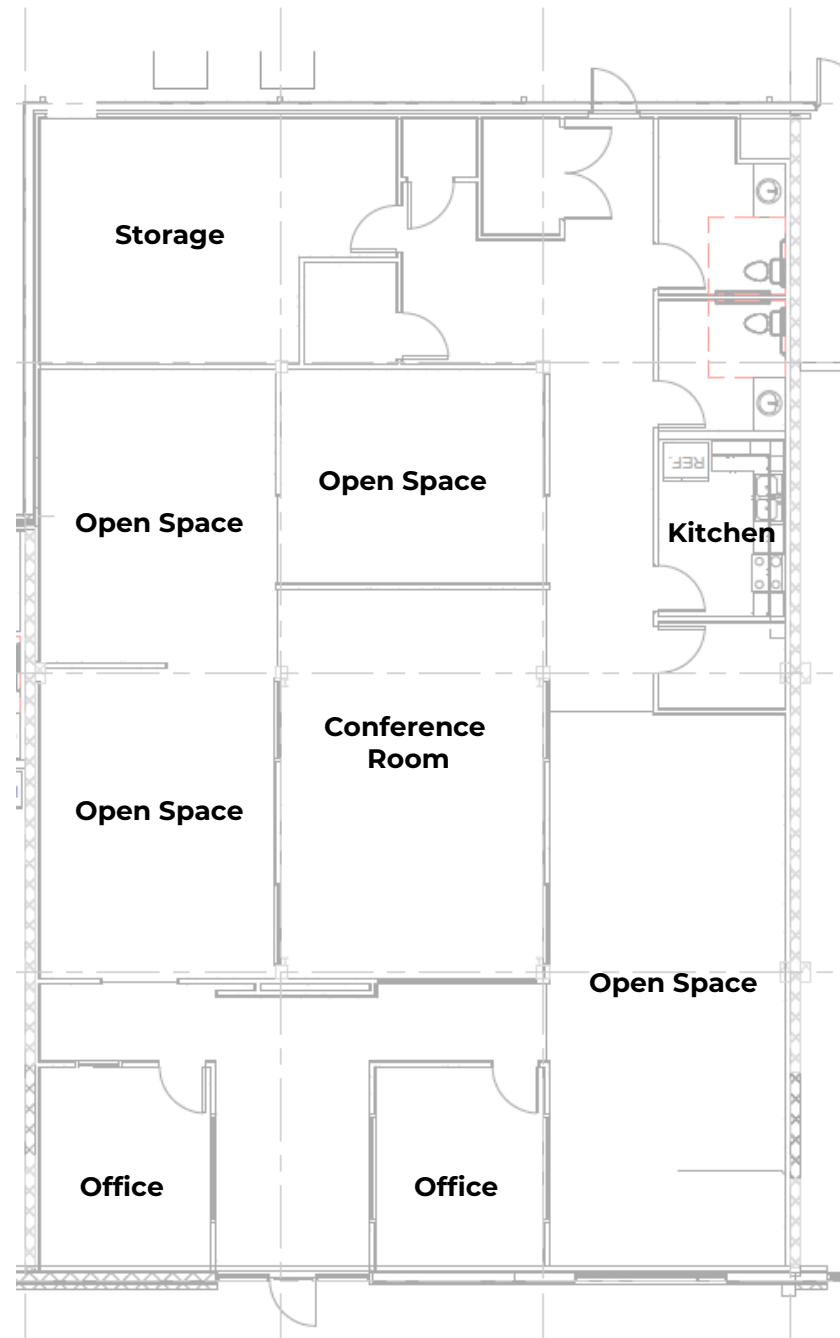
Offering	For Lease
Lease Rate & Type	\$37.75/SF NNN (Est \$5.75/SF)
Address	1003 S Main Street, Bentonville, AR 72712
Property Type	Office
Leasable Space	Suite 5 – ±3,875 SF
Date Available	December 1, 2026
Year Built/Renovated	1970 2018
Zoning	T5.2
Frontage	- o S Main Street – ±176 feet of frontage - o SE 10th Street – ±190 feet of frontage

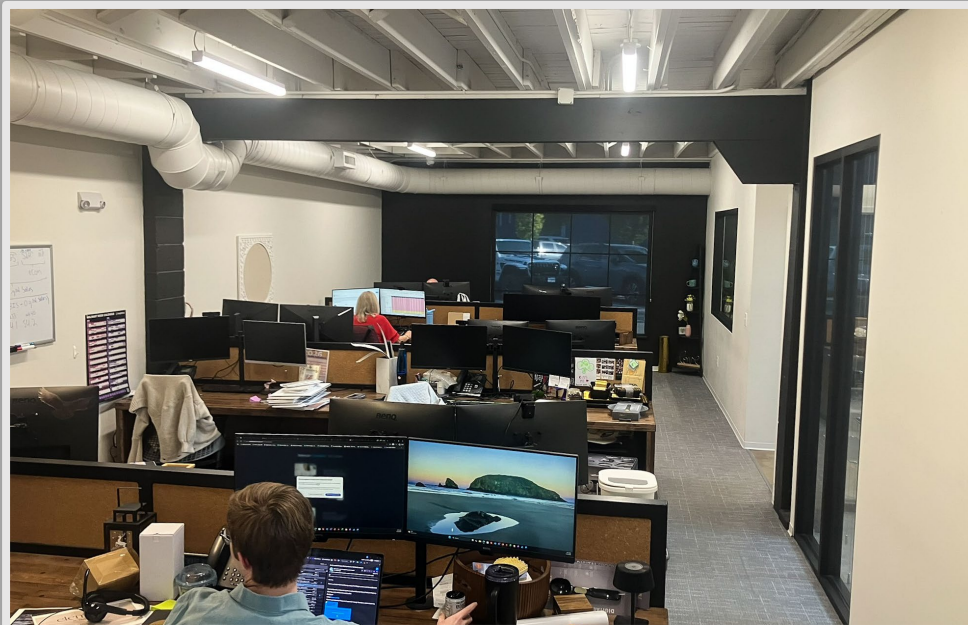
PROPERTY HIGHLIGHTS

- o Prime office location in the heart of downtown Bentonville on the corner of S Main Street and SE 10th Street
- o Positioned just one block from the 8th Street corridor with strong connectivity
- o The bathroom includes a shower
- o On-site surface parking
- o Surrounded by walkable amenities including dining, retail, and entertainment
- o 1 mile from Walmart Global Campus
- o 1.2 miles from the Bentonville Square
- o 2.5 miles from I-49









Bentonville, AR



Bentonville sits at the center of one of the nation's fastest-growing regions, transforming over the past two decades from a quiet small town into a thriving hub of innovation, commerce, and culture. The city anchors the Fayetteville–Springdale–Rogers metropolitan area, which the Milken Institute ranked as the No. 1 Best-Performing Large Metro in the United States for 2026, citing its strong labor market, robust high-tech sector, and exceptional housing affordability. As home to the global headquarters of Walmart, Bentonville attracts an international network of suppliers, vendors, and Fortune 500 partners, fueling continual economic expansion throughout Northwest Arkansas.

Bentonville also stands at the forefront of medical education with the newly opened Alice L. Walton School of Medicine, an innovative institution centered on whole-health learning that welcomed its inaugural class in 2025 and sits on a state-of-the-art campus connected to Crystal Bridges Museum of American Art. Complementing its economic and educational strengths, the city is celebrated as the Mountain Biking Capital of the World, offering direct access to an extensive trail network from its vibrant downtown, along with cultural destinations including Crystal Bridges, The Momentary, and The Amazeum. This powerful blend of economic vitality, innovative education, cultural richness, and outdoor lifestyle continues to make Bentonville one of America's most dynamic and forward-moving communities.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

60,540

122,414

255,189

23,568

45,890

93,928

35.7

35.7

37.2

\$146,515

\$146,847

\$143,216

2,316

4,083

6,480

**Demographic details based on property location*

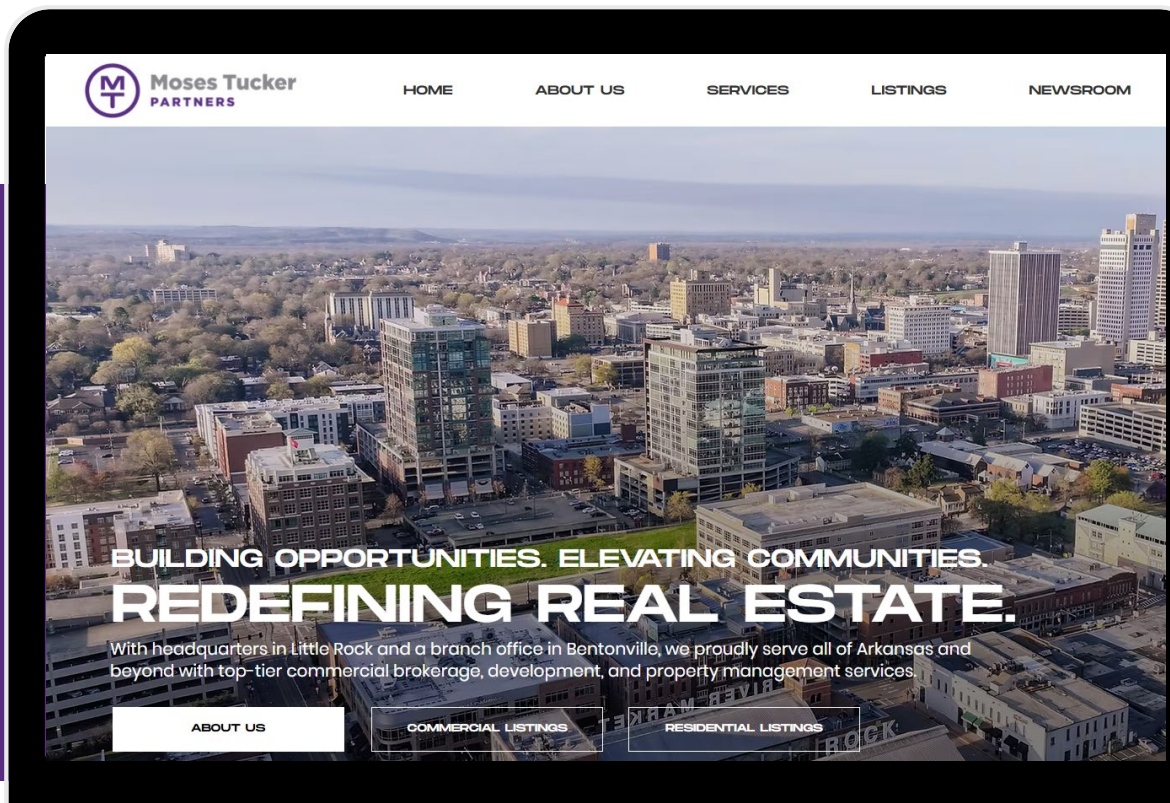
CONNECT

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