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RETAIL SPACE FOR LEASE

1706 SE Walton Blvd, Bentonville, Arkansas



CONTACT US TODAY

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Property Understanding

OVERVIEW

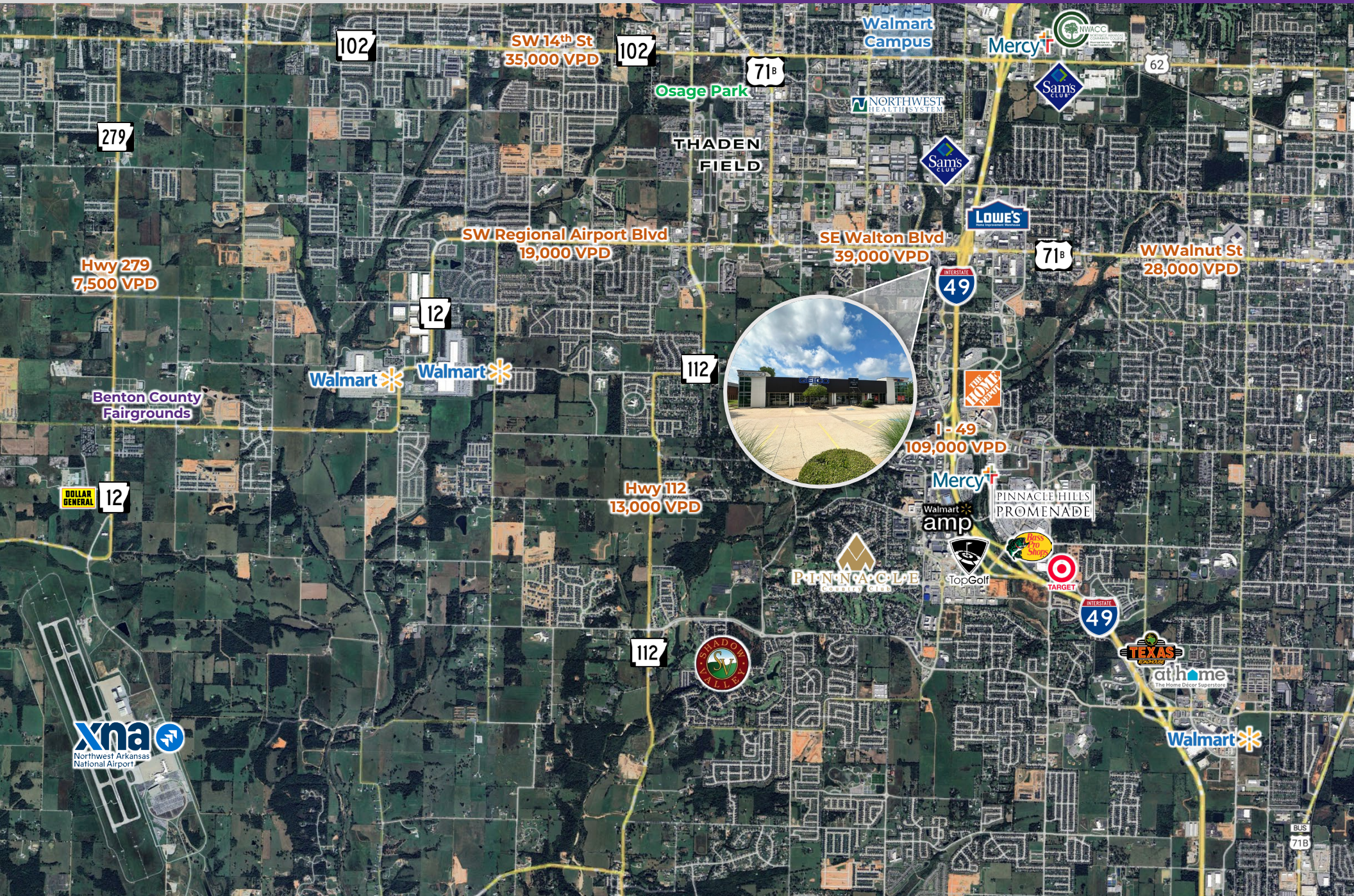
Offering	For Lease
Lease Rate & Type	\$28.50/SF NNN
Address	1706 SE Walton Blvd, Bentonville, AR 72712
Property Type	Retail
Leasable Space	Suite 8 – ±2,826 SF
Frontage	SE Walton Blvd – ±234 feet of frontage
Traffic Counts	- SE Walton Blvd – 39,000 VPD - Medical Center Pkwy – 8,200 VPD



PROPERTY HIGHLIGHTS

- Highly visible end-cap retail opportunity on the NE corner of SE Walton Blvd and Medical Center Pkwy, benefiting from traffic counts exceeding 47,200 vehicles per day and immediate access to the Razorback Greenway Trail
- Beautifully finished turnkey space with soaring open ceilings, a large private room with a custom barn door, a convenient kitchenette/break area, and a distinctive live-edge wood bar feature
- Potential opportunity to purchase the existing Pinspiration franchise (but not required), ideal for users looking to step into a fully operational, turnkey business from day one
- Located 0.3 miles from I-49, ensuring convenient connectivity throughout Northwest Arkansas









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

58,652

23,425

36.4

\$133,334

2,922

144,873

53,624

35.9

\$142,664

4,929

268,374

96,486

36.7

\$141,011

6,736

**Demographic details based on property location*

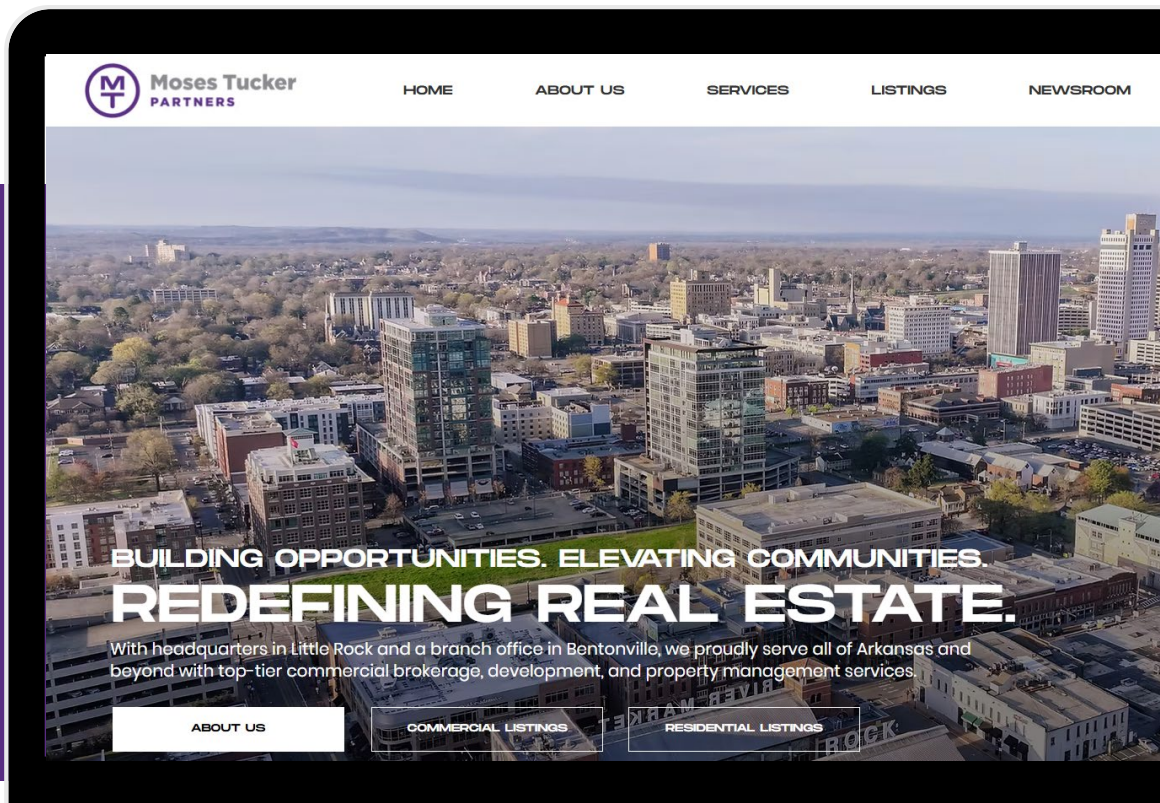
CONNECT

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