



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



## 1001 SE 28TH ST SUITES 3 & 9 - BENTONVILLE, AR 72712

### OFFERING SUMMARY

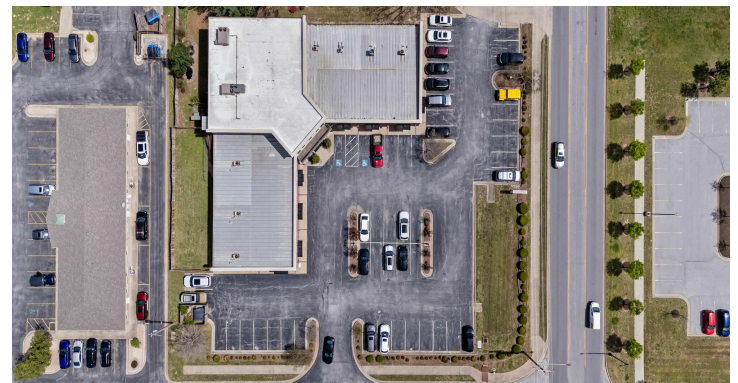
Suite 3 (1,100 SF):	\$25.00 SF/yr (MG)
Suite 9 (2,500 SF):	\$22.00 SF/yr (MG)
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- Suite 3: Reception area, file room, 2 private offices, kitchenette, & restroom
- Suite 9: Open concept, high ceilings, office, break room w/ kitchenette, & 2 full bathrooms
- Ideal for fitness/wellness, boutique retail, medical, or office
- High visibility signage, ample parking, easy access to I-49
- Near Walmart & Sam's Club HQ, parks/trails, schools, & Northwest Medical Center

### PROPERTY OVERVIEW

Looking to establish a professional office presence or launch a dynamic retail concept minutes away from Walmart's new 350-acre home office? This property features two versatile suites full of modern touches to accommodate your business's needs!



**BRENNAN SHARPE**  
(479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)





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**NEW WALMART  
 HOME OFFICE**



**NWA COMMUNITY  
 COLLEGE**

**BENTONVILLE  
 HIGH SCHOOL**



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALSTATE.COM](http://ARKREALSTATE.COM)



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Suite 3 Entrance



Suite 3 Reception



Suite 3 Reception



Suite 3 Office 1



Suite 3 Office 2



Suite 3 Kitchenette

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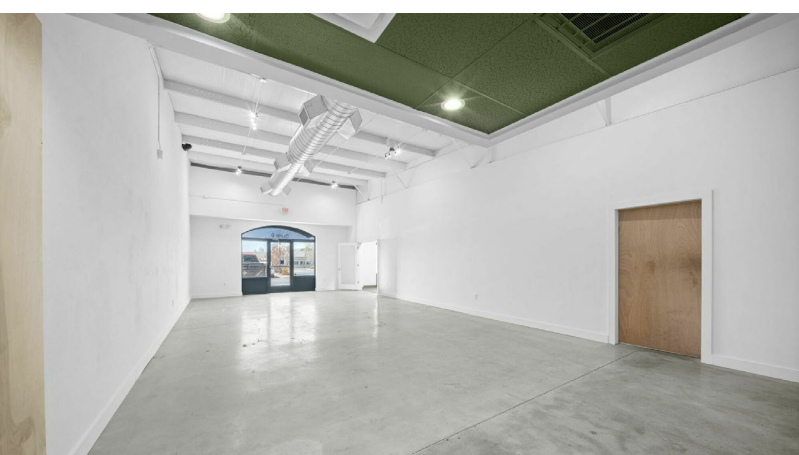




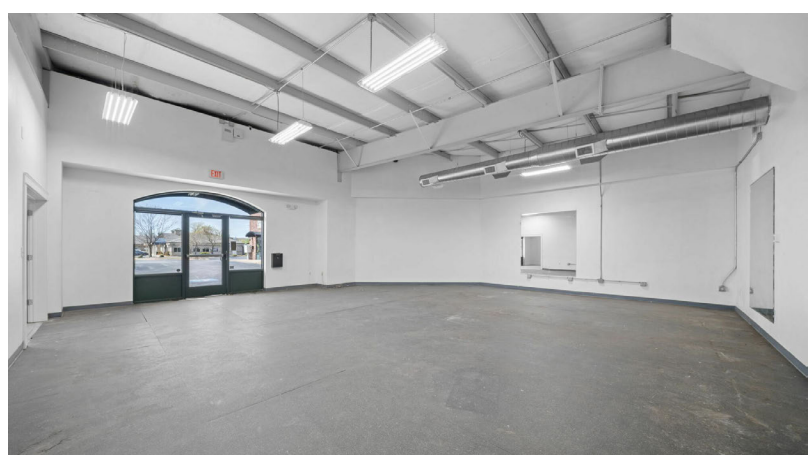
Suite 9 Entrance



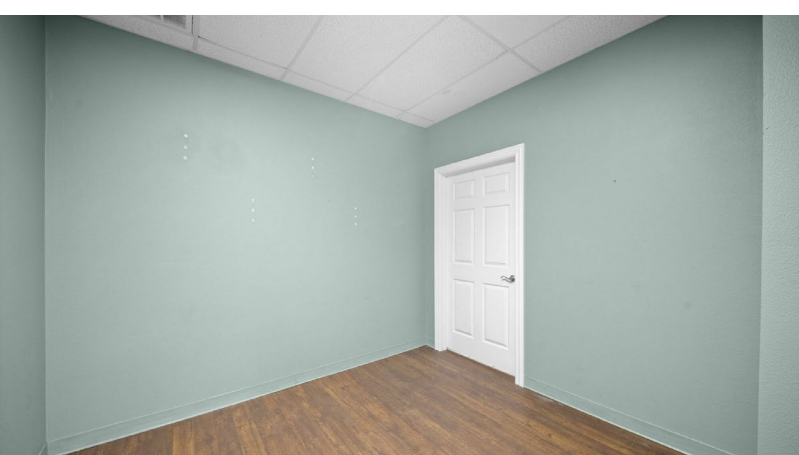
Suite 9 Open Room 1



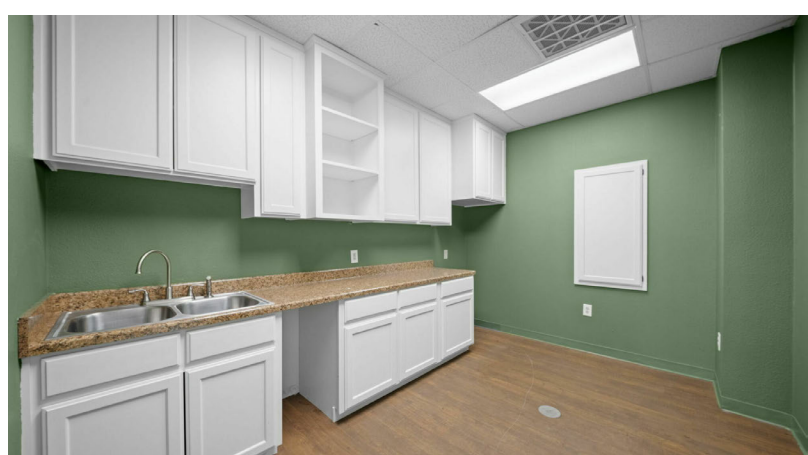
Suite 9 Open Room 1



Suite 9 Open Room 2



Suite 9 Office



Suite 9 Break Room

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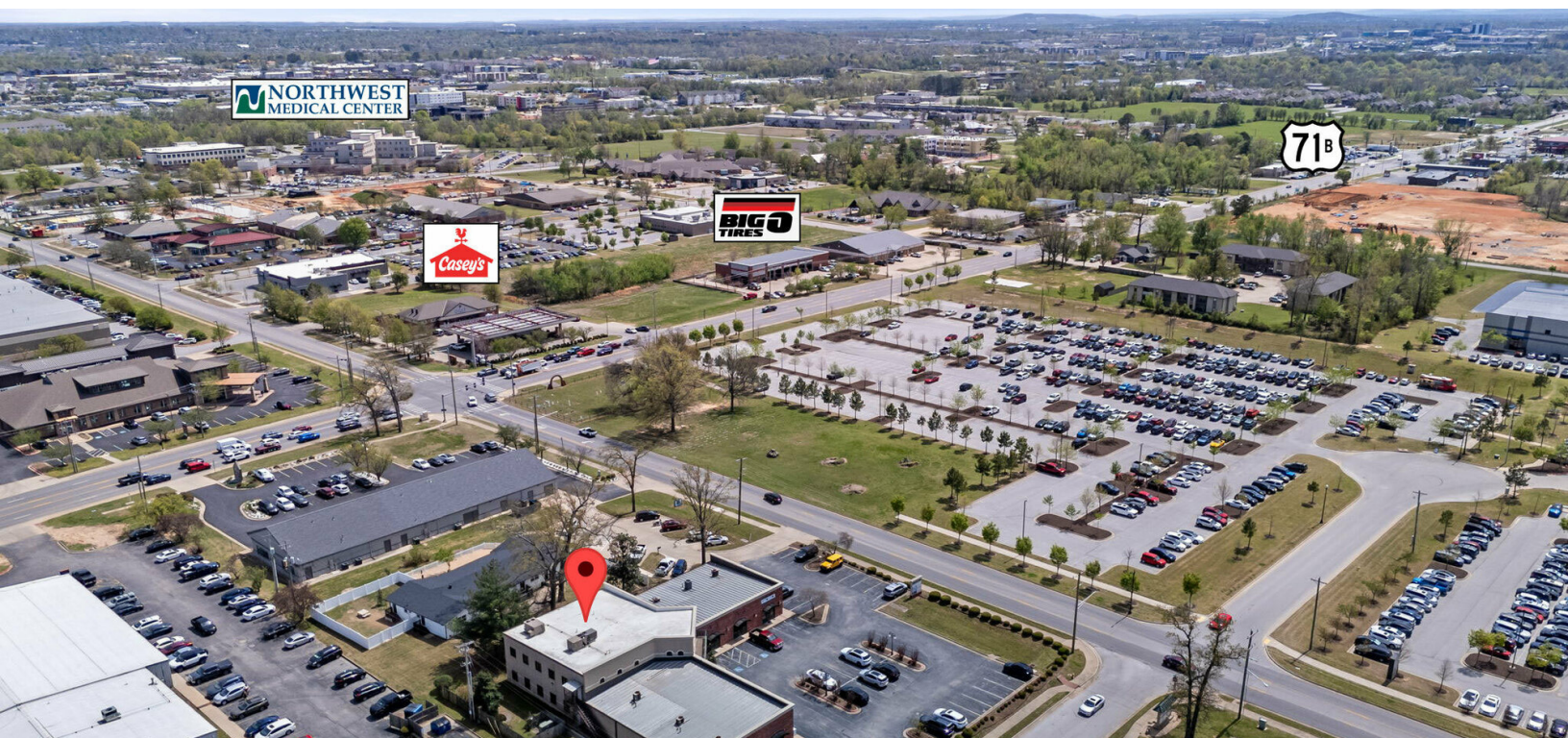


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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	4,921	51,252	119,047
Average Age	31.6	34.3	34.4
Average Age (Male)	29.4	33.7	33.6
Average Age (Female)	32.5	34.6	35.0

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	2,125	20,630	44,825
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$84,358	\$120,912	\$128,863
Average House Value	\$253,752	\$356,986	\$388,042

2023 American Community Survey (ACS)

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