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OFFICE/RETAIL SPACE FOR LEASE

Parkside Apartments & Shops | 1120 S Walton Blvd, Bentonville, AR



CONTACT US TODAY

479.271.6118 | mosestucker.com



Property Understanding

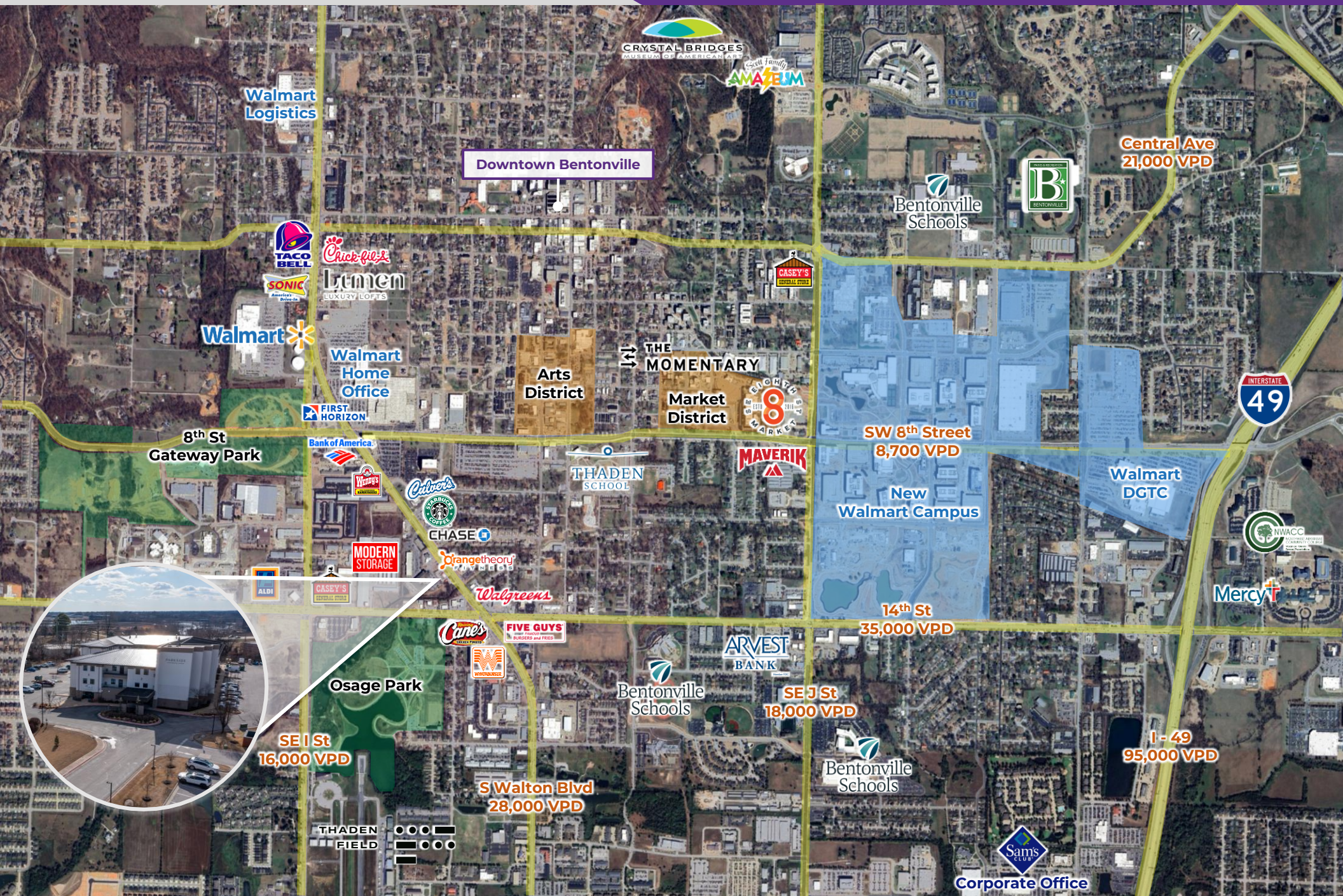
OVERVIEW

Offering	For Lease
Lease Rate	○ Suite 120 – \$3,785/Month ○ Suite 140 – \$1,200/Month ○ Suite 148 – \$1,500/Month ○ Suite 154 – \$550/Month
Lease Type	Modified Gross
Address	1120 S Walton Blvd
City/State	Bentonville, AR 72712
Property Type	Office/Retail
Available SF	○ Suite 120 – ±2,275 SF (Available October 2026) ○ Suite 140 – ±875 SF ○ Suite 148 – ±950 SF ○ Suite 154 – ±200 SF
Traffic Counts	○ S Walton Blvd – 33,000 VPD ○ SW 14th St – 35,000 VPD

PROPERTY HIGHLIGHTS

- First floor retail/office space at the recently renovated Parkside Apartments and Shops
- Most suites have an exterior entrance
- Located on a high-traffic corridor near the S Walton Blvd (33,000 VPD) & SW 14th St (35,000 VPD) intersection
- Ample on-site parking
- Co-tenants include MELD Kitchen + Sandwich Bar and Accents Salon, among other businesses
- 0.6 miles to the current Walmart Home Office and 1.3 miles to the new Walmart Campus
- 1.7 miles to the Bentonville Square







AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	INTERNET
Suite 120 (Available October 2026)	2,275 SF	MG	\$3,785/Month	\$100/Month
Suite 140	875 SF	MG	\$1,200/Month	\$100/Month
Suite 148	950 SF	MG	\$1,500/Month	\$100/Month
Suite 154	200 SF	MG	\$550/Month	\$100/Month





Common kitchen amenity adjoining this suite



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*

	3 MILES	5 MILES	10 MILES
Population	63,643	120,178	249,139
Households	24,480	44,928	91,684
Average Age	34.8	35.4	37.0
Average Household Income	\$133,632	\$134,212	\$129,506
Businesses	2,408	3,985	6,371

**Demographic details based on property location*

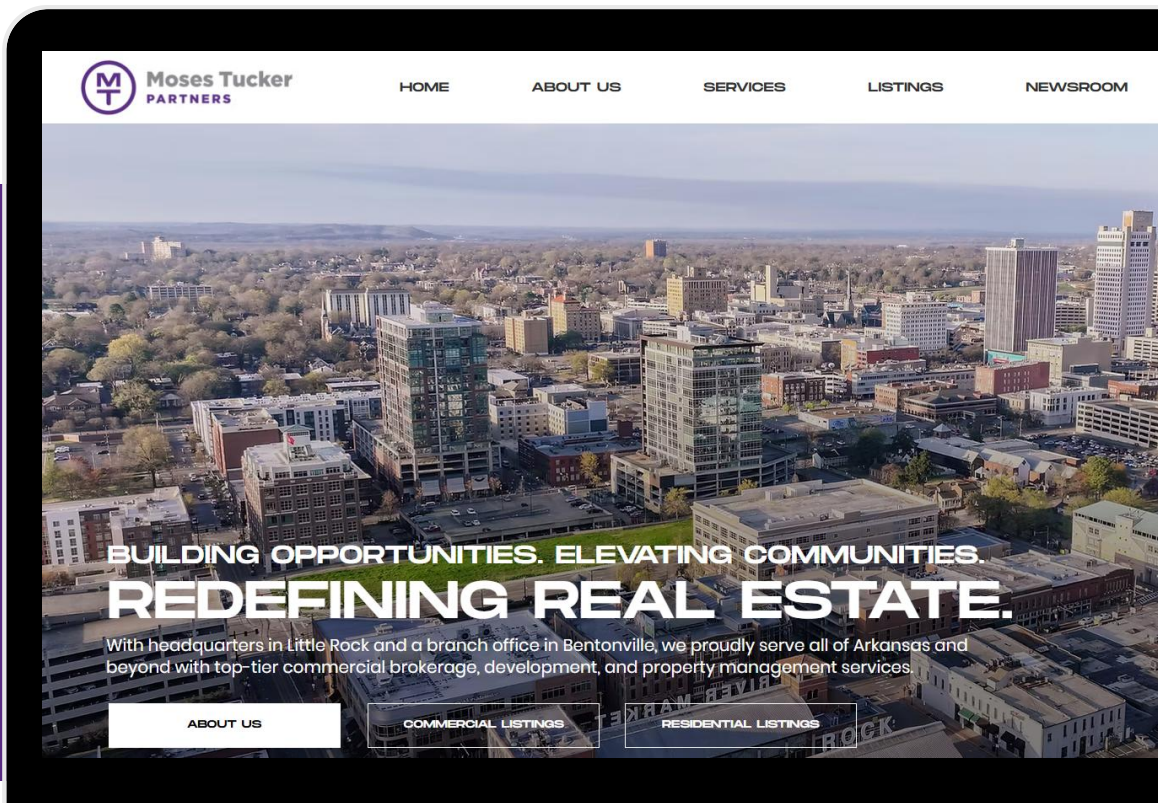
CONNECT

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