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OFFICE/RETAIL SPACE FOR LEASE

406 SE 5th Street, Bentonville, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

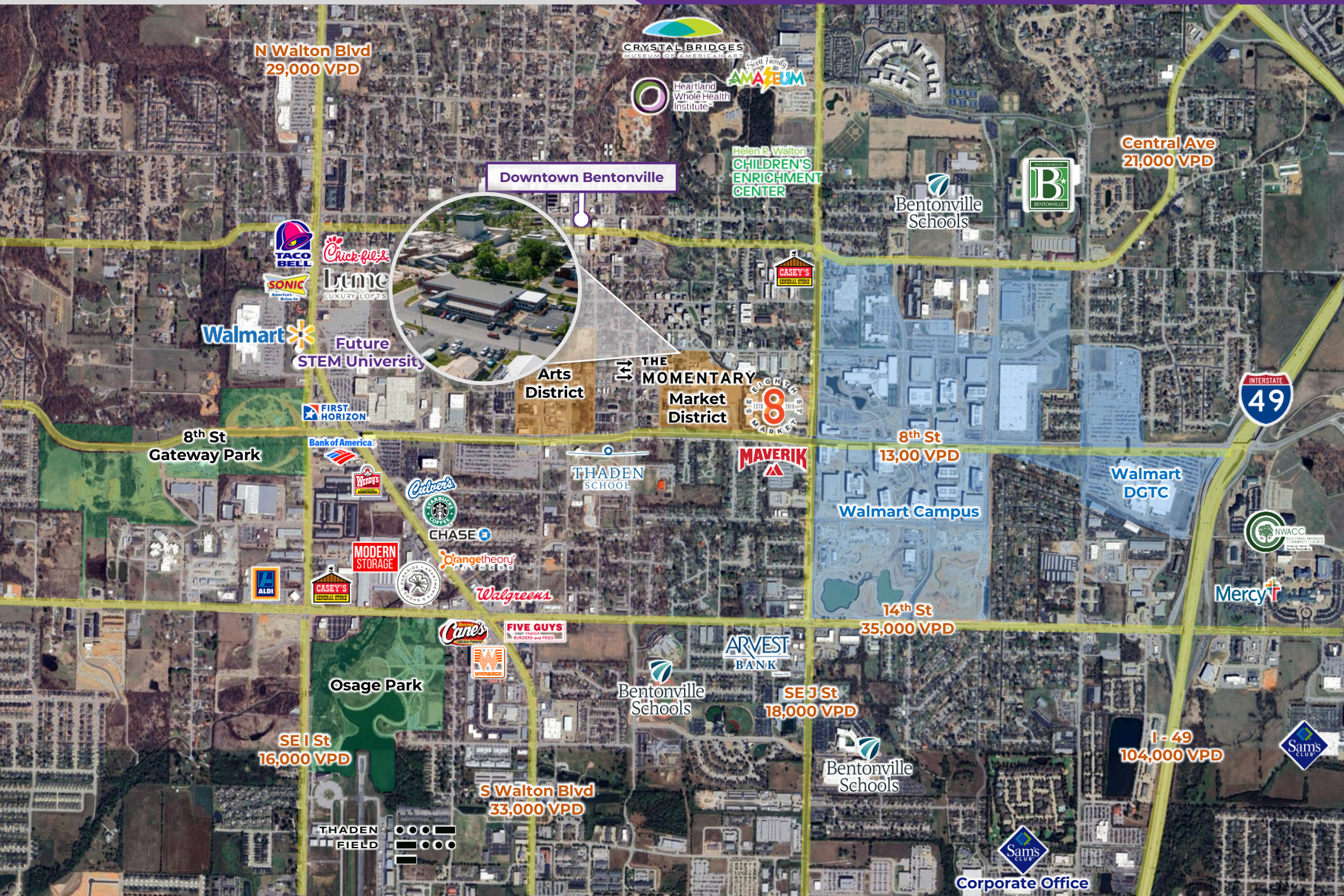
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$32.00/SF NNN
Address	406 SE 5 th Street, Bentonville, AR 72712
Property Type	Office/Retail
Available Space	±3,765 SF
Building Size	±15,250 SF
Parking	○ Dedicated on-site – 26 spaces ○ On-street – 15 spaces
Zoning	T5.1
Traffic Counts	○ SE J St – 18,000 VPD ○ E Central Ave – 21,000 VPD ○ SE 8th St – 13,000 VPD

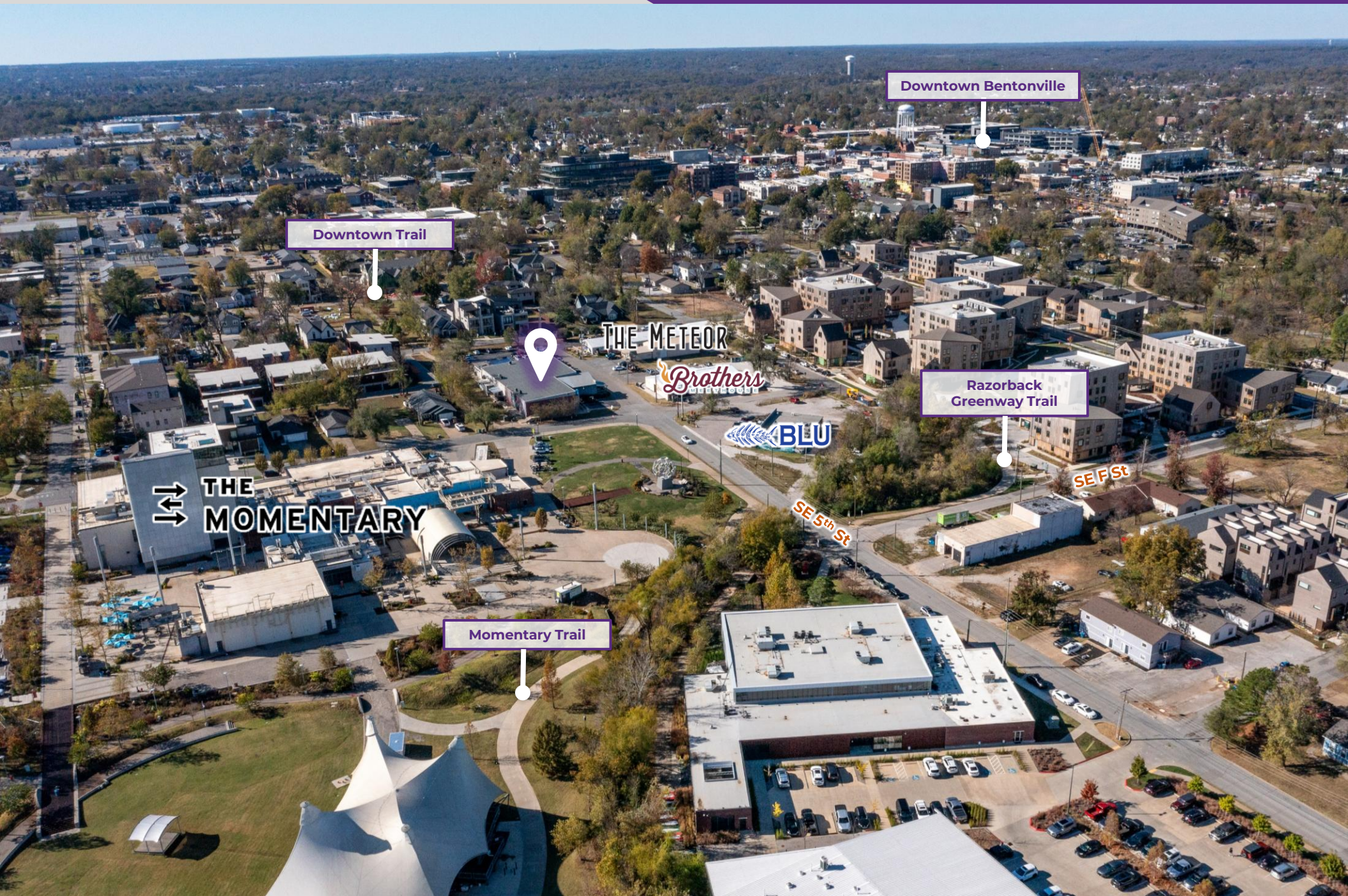


PROPERTY HIGHLIGHTS

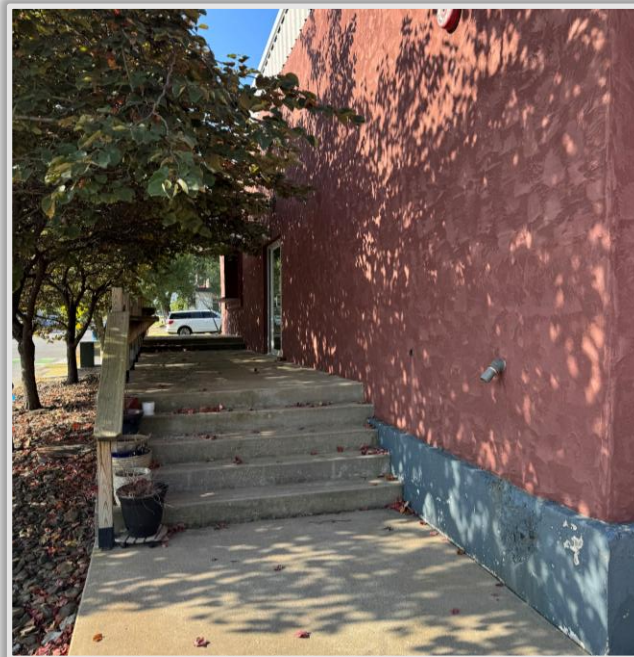
- Located within walking distance to the new Walmart corporate campus and downtown Bentonville
- Historic cold storage facility with deep roots in Bentonville's agricultural and distribution heritage
- Adjacent to The Momentary and 8th Street Market
- Trail system adjacent to the property on the south side (major trail intersection)
- Situated in the 5th Street Entertainment District, which is located between the Bentonville Square and Walmart Headquarters
- Co-tenants include Movista, High South Catering, Muselet Champagne Bar, and Big Box Karaoke, an upcoming entertainment destination offering private karaoke rooms, and craft cocktails

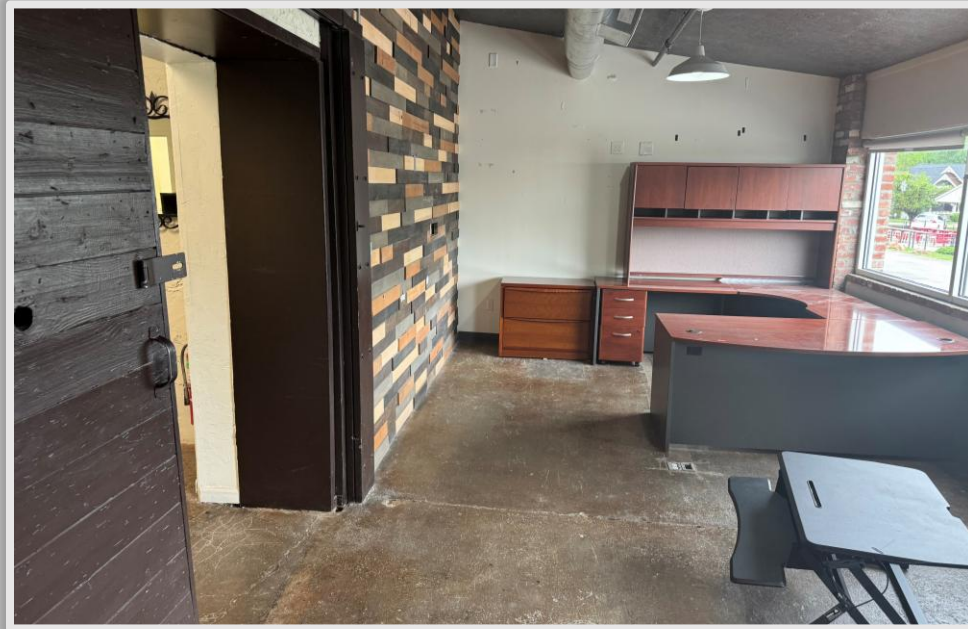
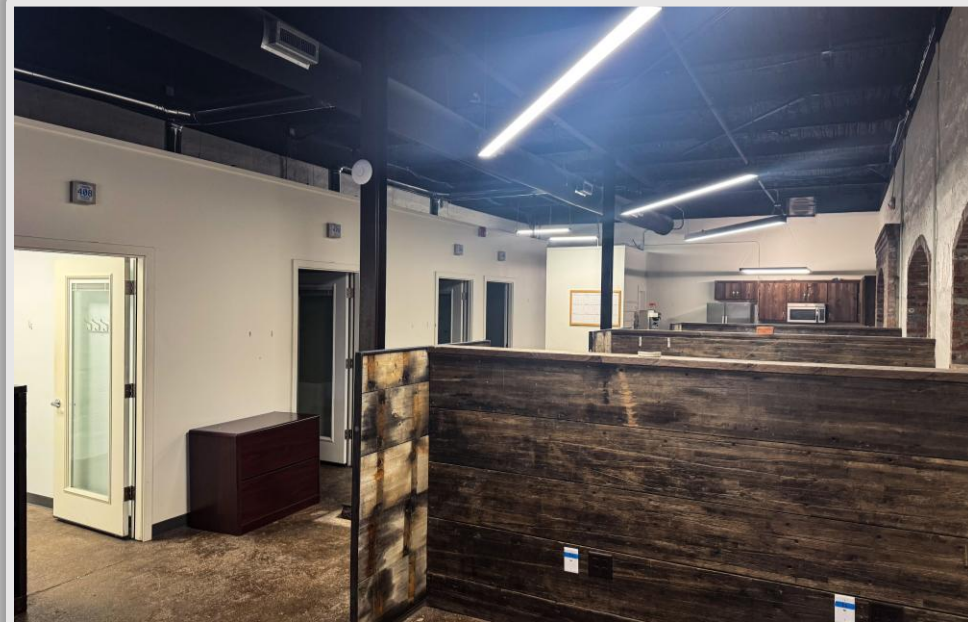


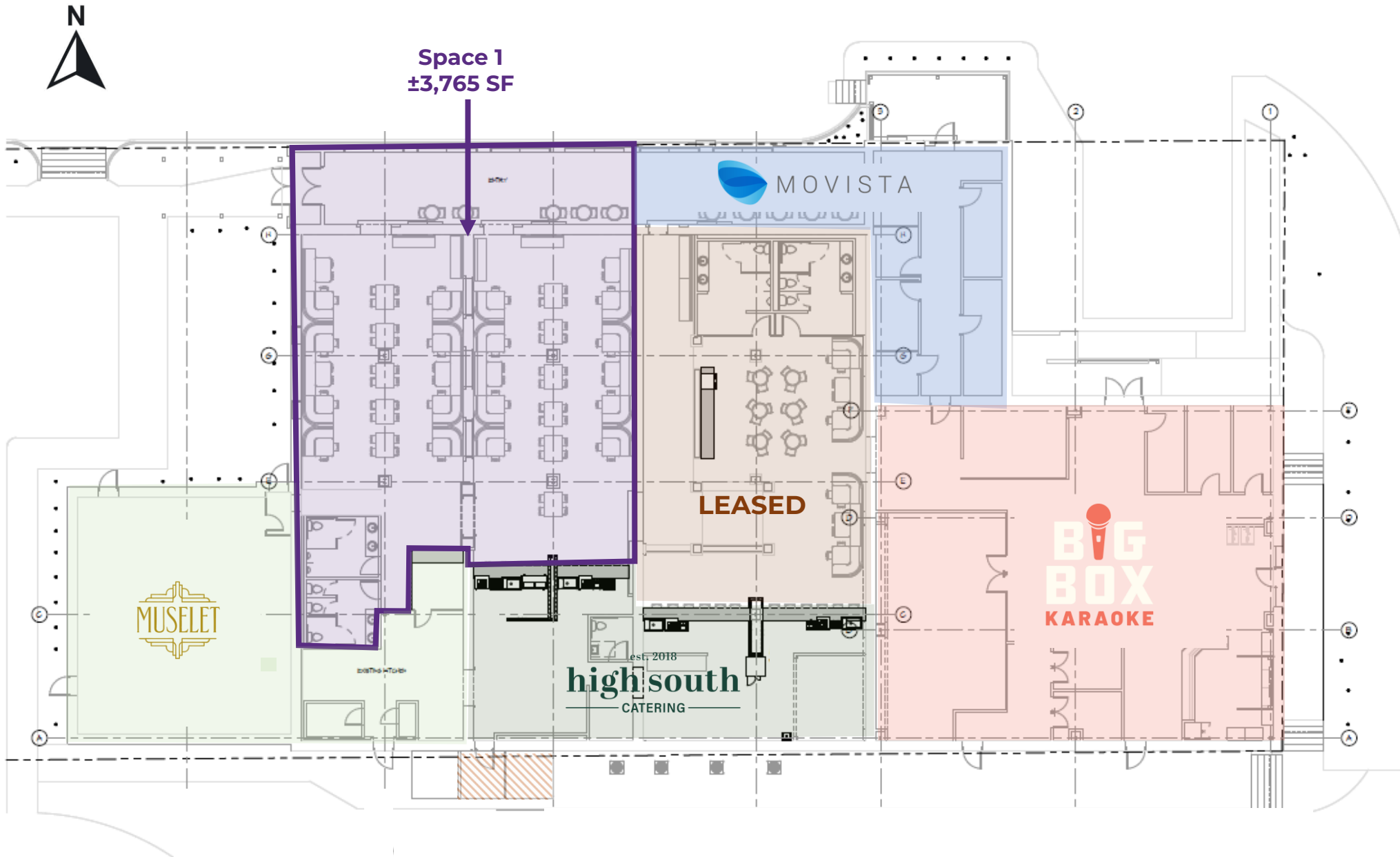












Bentonville, AR



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. Home to Walmart's Global Headquarters, 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 Amazemum. 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	48,375	112,427	242,590
Households	19,262	42,120	89,297
Average Age	36.0	35.5	36.9
Average Household Income	\$121,102	\$123,225	\$122,132
Businesses	2,313	4,085	6,302

**Demographic details based on property location*

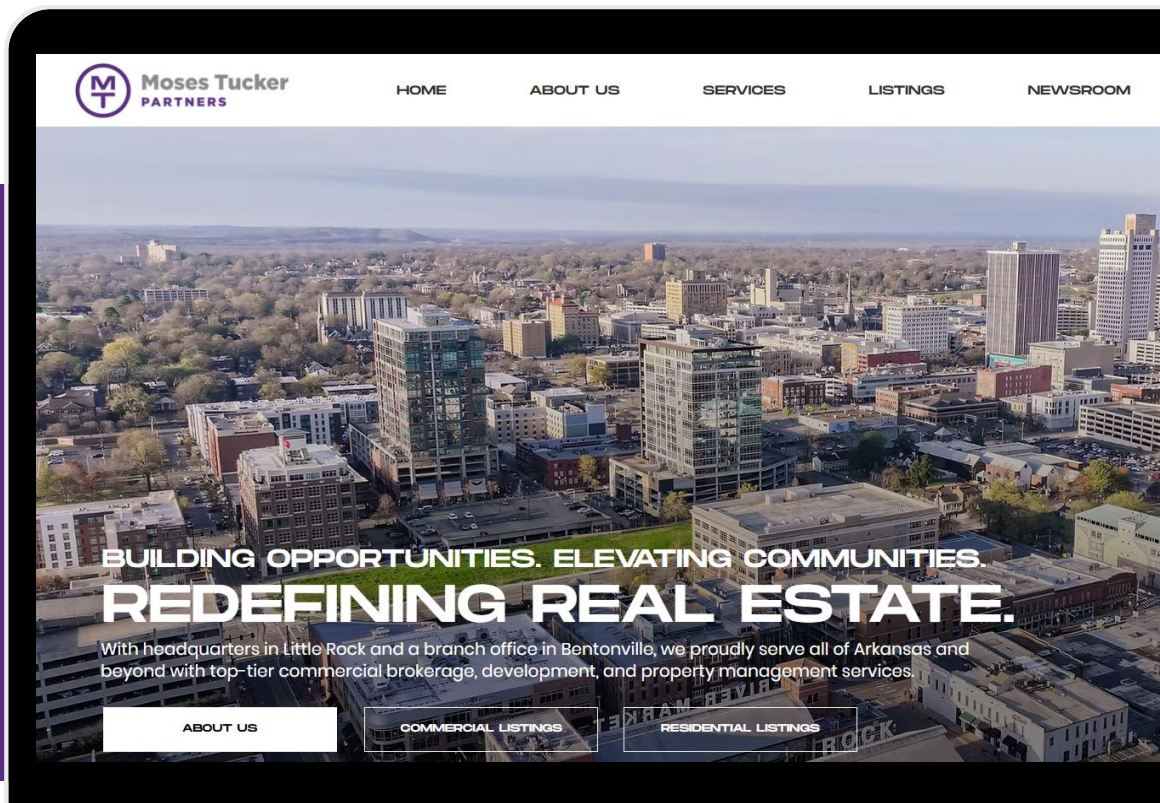
CONNECT

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