

FOR LEASE

500 SE WALTON BLVD
BENTONVILLE, AR 72712



THE CENTRE AT FOUNTAIN PLAZA



500 SE WALTON BLVD
BENTONVILLE, AR 72712



PROPERTY DESCRIPTION

Introducing 500 SE Walton Blvd, Bentonville, AR - an exceptional commercial property now available for lease. With easy access, great visibility, and located in a high traffic area, this property offers an unbeatable opportunity for your business. Situated in close proximity to I-49, it provides seamless connectivity for both customers and employees. Boasting a generous 176 parking spaces, convenience is at the forefront. This prime location presents the ideal canvas to create a thriving business environment. Don't miss the chance to anchor your business in this coveted space. Estimated NNN = \$7.00

PROPERTY HIGHLIGHTS

- Easy Access & Great Visibility.
- High Traffic Area.
- Close Proximity to I-49.
- 176 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
Number of Units:	12
Available SF:	1,696 - 3,392 SF
Lot Size:	2.76 Acres
Building Size:	26,512 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,321	29,071	67,120
Total Population	3,296	77,754	180,372
Average HH Income	\$64,305	\$73,571	\$69,266

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

500 SE WALTON BLVD
BENTONVILLE, AR 72712



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,696 - 3,392 SF	Lease Rate:	\$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20	Available	1,696 - 3,392 SF	NNN	\$28.00 SF/yr	In-Line.

LEASE SPACES

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

500 SE WALTON BLVD
BENTONVILLE, AR 72712



SITE PLAN



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

500 SE WALTON BLVD
BENTONVILLE, AR 72712



The Centre at

Fountain Plaza



CHICKEN SALAD CHICK

THE
GENTS
PLACE



FIRST WATCH
THE DAYTIME CAFE



JIMMY JOHN'S



NAILS



TOTAL GENTLEMAN



crumbl
cookies



ROCKMORTGAGE

West Face



The Centre at

Fountain Plaza



CHICKEN SALAD CHICK



FIRST WATCH
THE DAYTIME CAFE

THE
GENTS
PLACE



NAILS

JIMMY JOHN'S



TOTAL GENTLEMAN



ROCKMORTGAGE



crumbl
cookies

East Face



MONUMENT SIGN

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



500 SE WALTON BLVD
BENTONVILLE, AR 72712

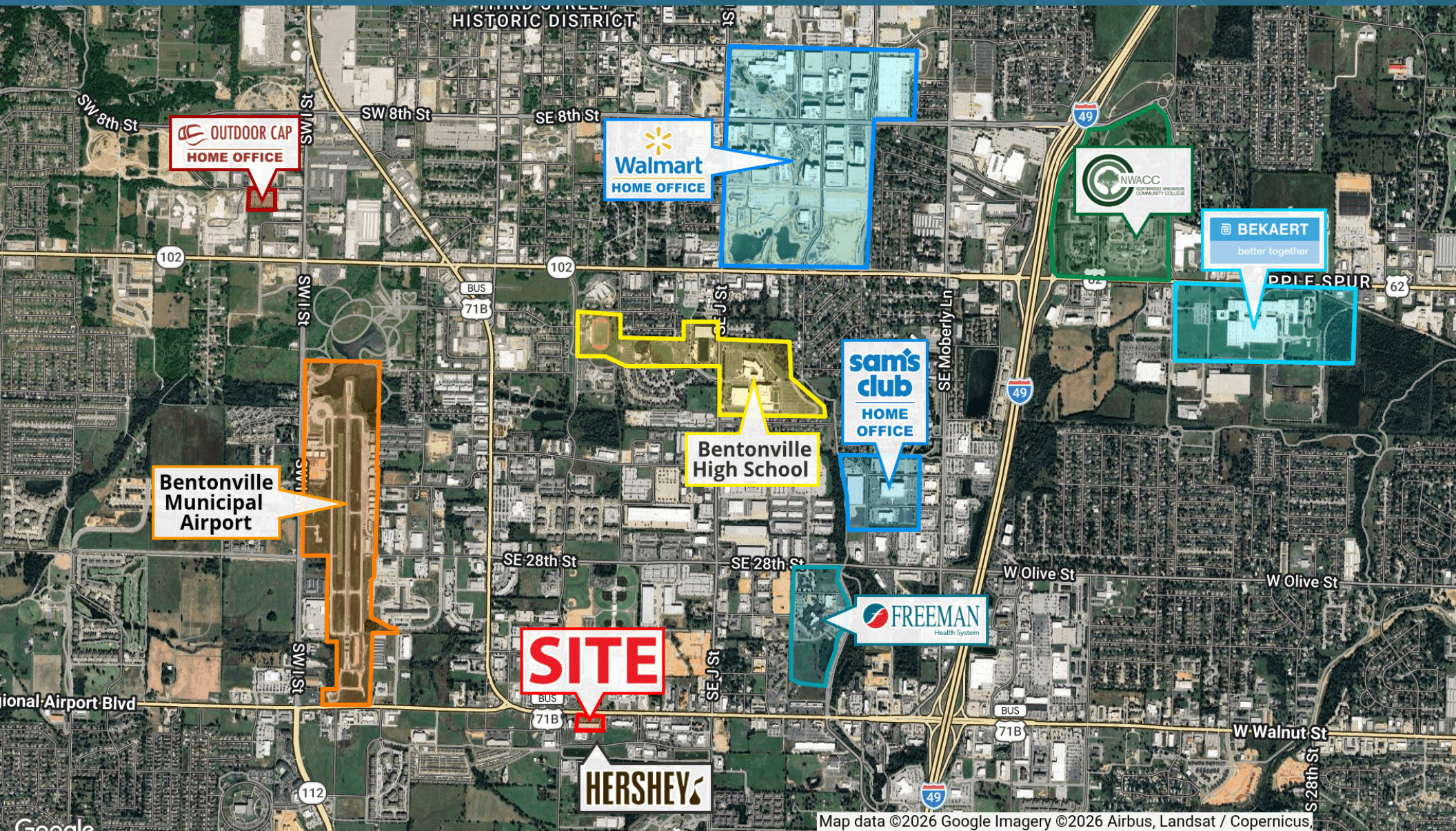


RETAILER MAP



The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

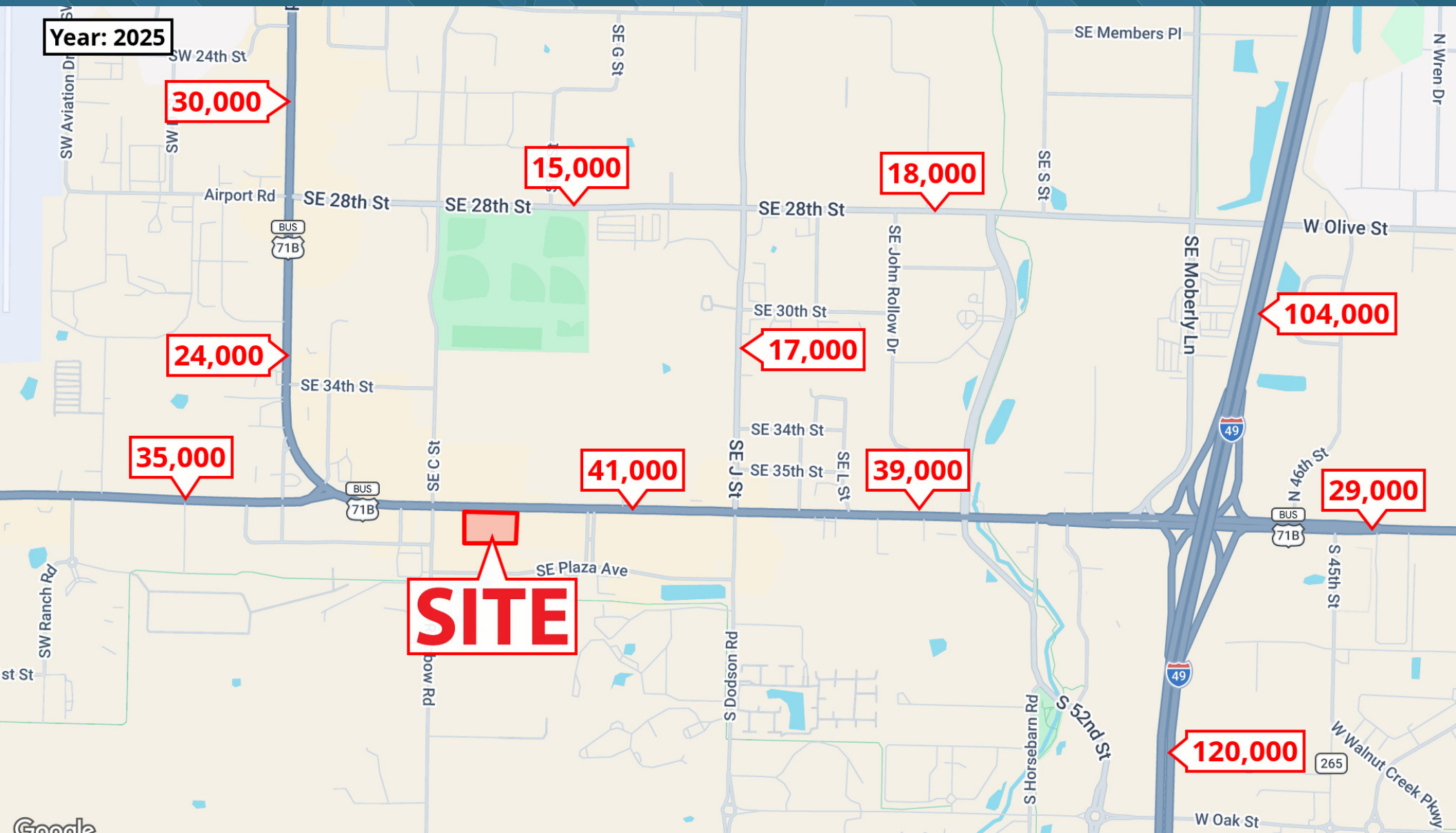
500 SE WALTON BLVD
BENTONVILLE, AR 72712



RETAILER MAP

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

500 SE WALTON BLVD
BENTONVILLE, AR 72712



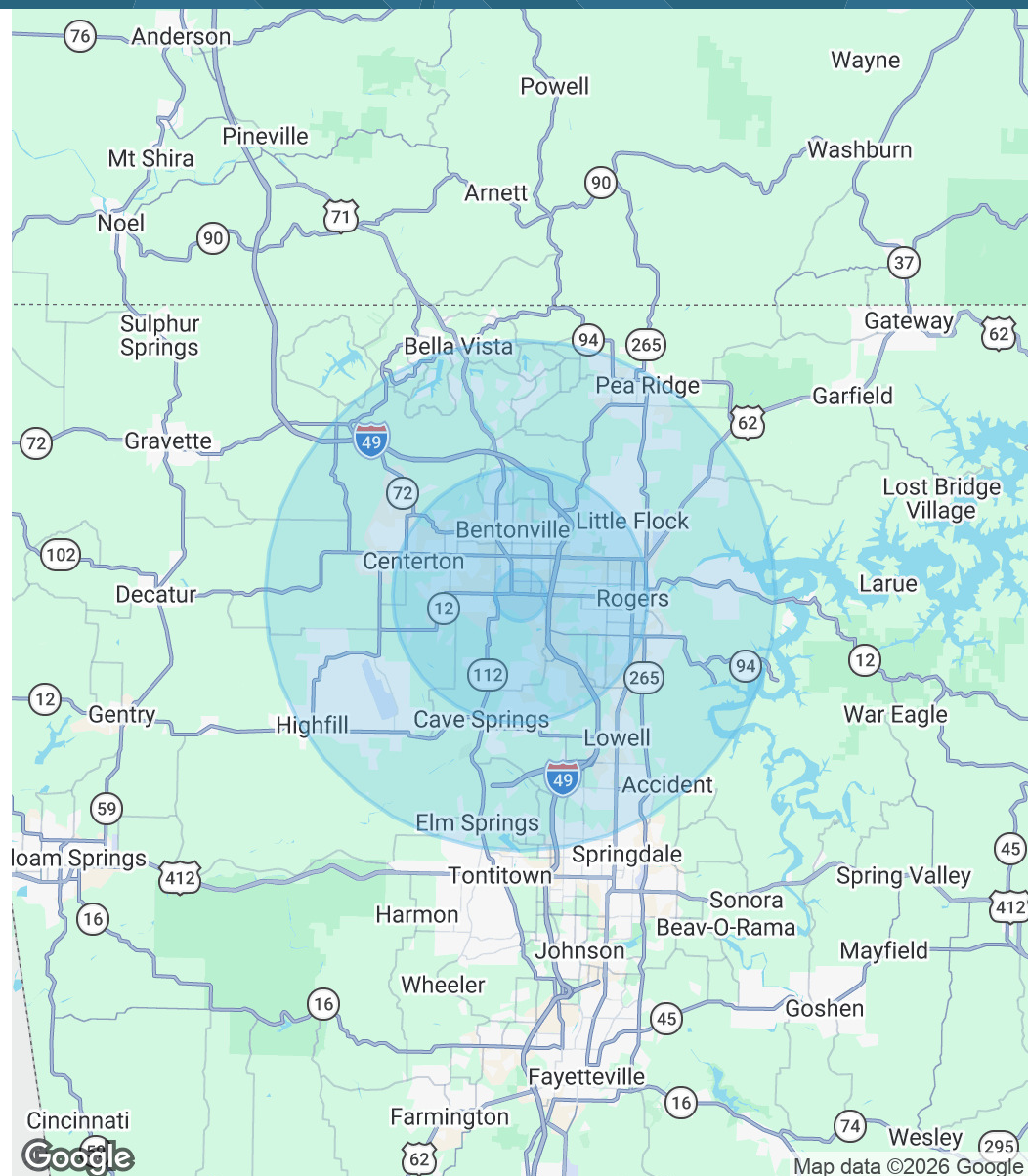
TRAFFIC COUNT MAP

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,296	77,754	180,372
Average Age	29.1	32.0	34.0
Average Age (Male)	29.1	30.3	32.8
Average Age (Female)	29.5	33.3	35.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,321	29,071	67,120
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$64,305	\$73,571	\$69,266
Average House Value	\$191,059	\$254,934	\$212,223

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

500 SE WALTON BLVD
BENTONVILLE, AR 72712



DAVID HAVENS

Senior Broker

Direct: 417.877.7900 **Cell:** 417.350.4771
dhavens@jaredcommercial.com

MO #2015037234



CURTIS JARED

President & CEO

Direct: 417.877.7900 **Cell:** 417.840.9001
cjared@jaredcommercial.com

MO #2012016985

MEET THE TEAM

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

