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OFFICE BUILDING FOR LEASE

2005 SE Walton Blvd, Bentonville, AR



CONTACT US TODAY

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Property Understanding

OVERVIEW

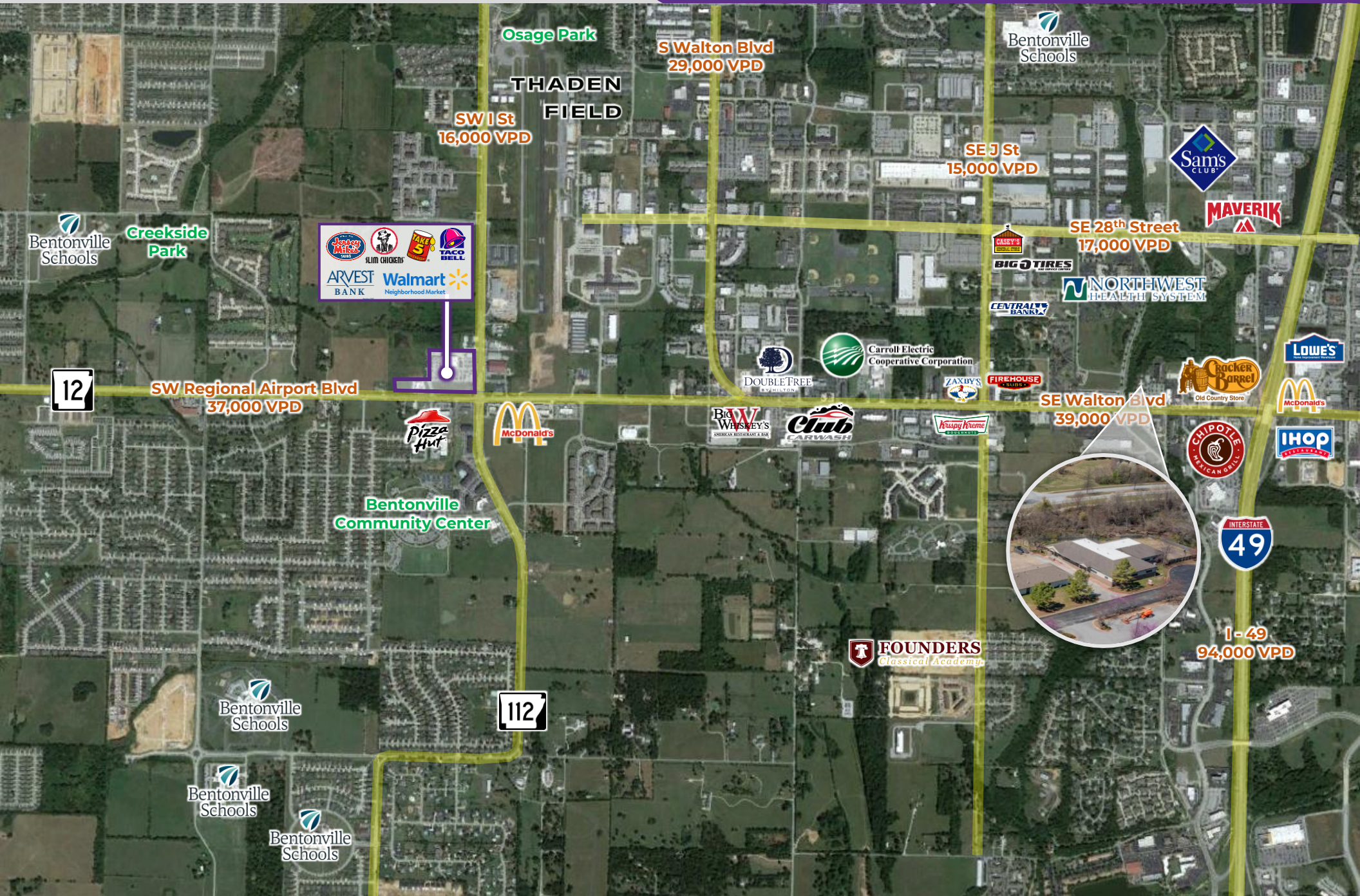
Offering	For Lease
Lease Rate & Type	\$10.00/SF NNN
Address	2005 SE Walton Blvd, Bentonville, AR 72712
Property Type	Office
Building Size	±10,135 SF
Year Built	2009
Zoning	T5.1
Traffic Count	SE Walton Blvd – 39,000 VPD



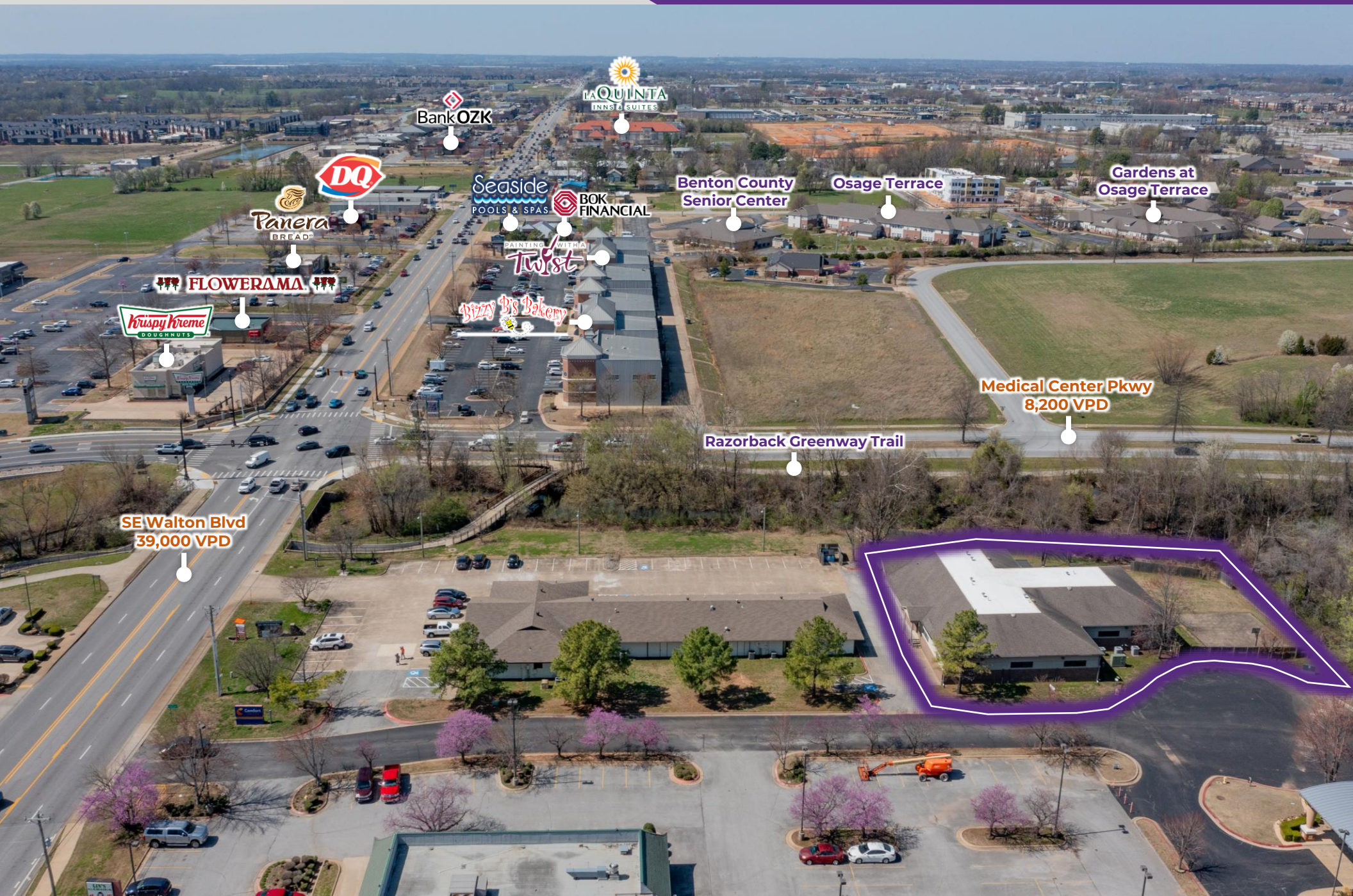
PROPERTY HIGHLIGHTS

- Situated on the signalized corner of Medical Center Pkwy and SE Walton Blvd, the property sees a combined 47,200 vehicles per day
- The property includes a fenced green area at the back of the building, offering additional outdoor space
- Excellent frontage with approximately 288 linear feet on SE Walton Blvd
- Located 0.3 miles from I-49, ensuring convenient connectivity throughout Northwest Arkansas
- The site is minutes from Walmart's global headquarters and surrounded by a dense mix of retail, dining, lodging, and medical services, including Northwest Medical Center Hospital, Cracker Barrel, Chipotle, Waffle House, Village Inn, Denny's, and Holiday Inn, among others











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	58,652	144,873	268,374
Households	23,425	53,624	96,486
Average Age	36.4	35.9	36.7
Average Household Income	\$133,334	\$142,664	\$141,011
Businesses	2,922	4,929	6,736

**Demographic details based on property location*

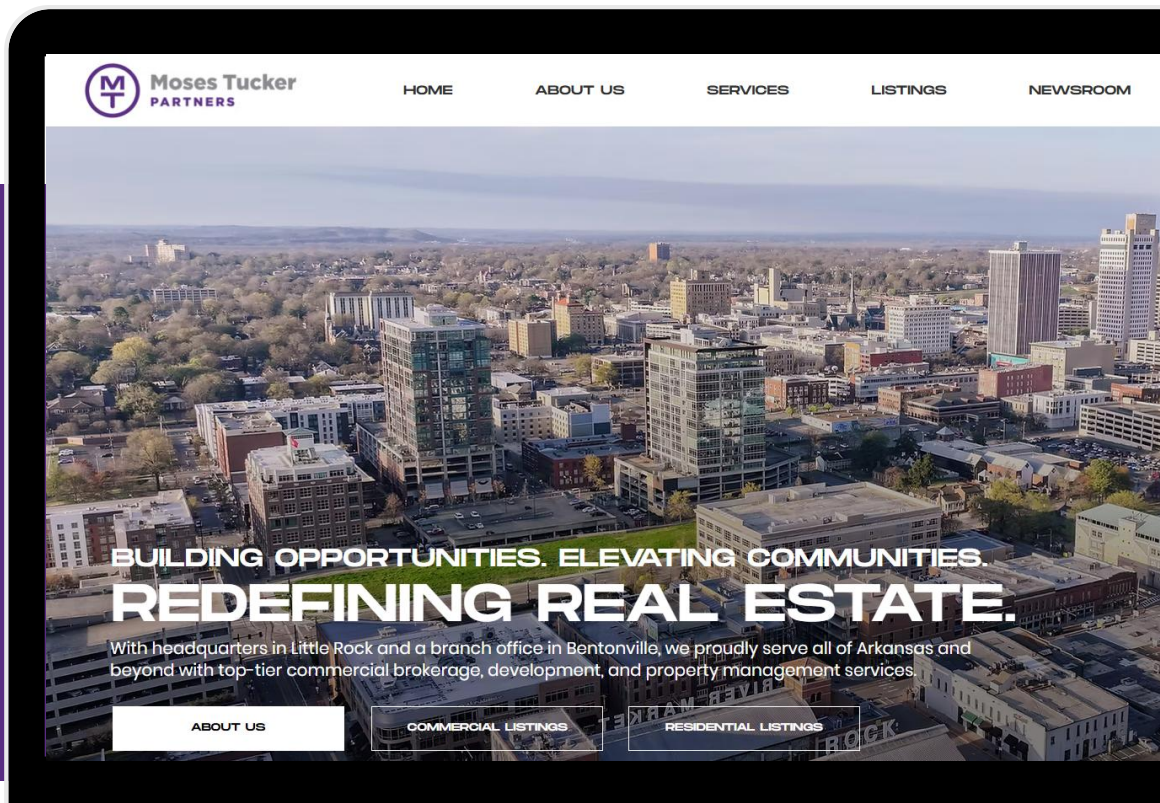
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