



Asking Rate:

\$17.50-
18.50 PSF

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FOR LEASE

Heritage Business Center

901-905 SE Village Loop
Bentonville, Arkansas

Property Features

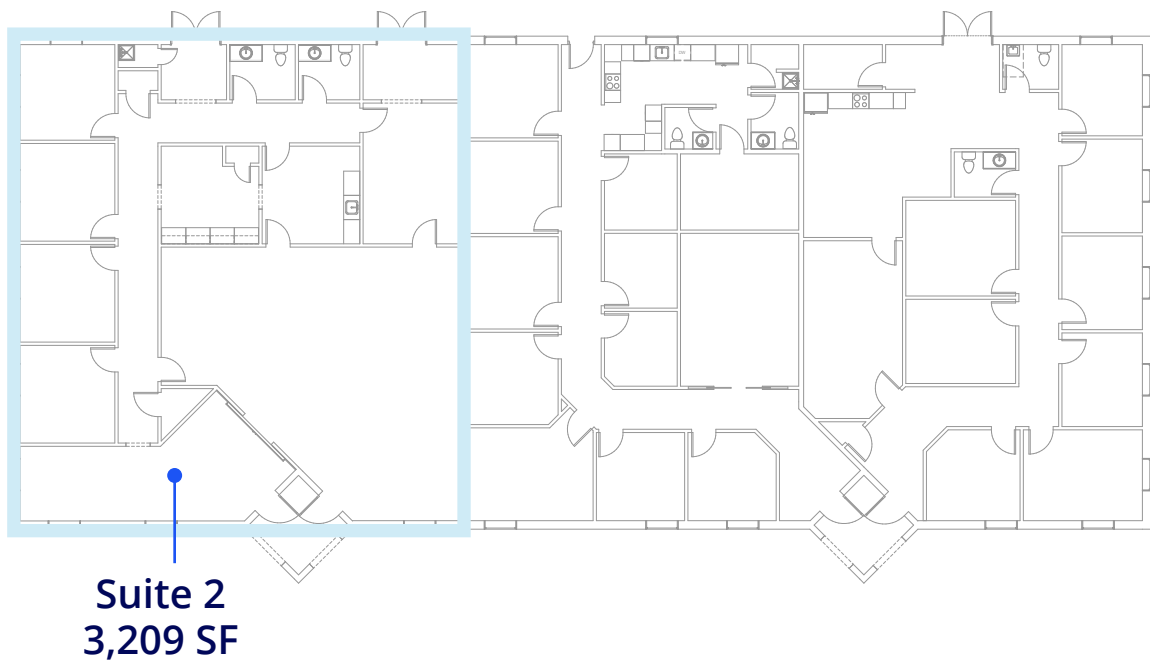
- Building 903
 - Suite 2: 3,209 SF available
- Building 905
 - Suite 1: 2,033 SF available
 - Suite 3: 1,000 SF available
 - Suite 5: 4,950 SF available

Heritage Business Center is located in the J Street corridor of Bentonville, a five minute drive from the 350-acre Walmart Home Office campus. The property sits within walking distance of a Walmart layout center and other Walmart offices, with nearby restaurants, retail, and quick access to Interstate 49. Suites range from 1,000 to 4,950 SF, with up to 5,950 contiguous SF available in Building 905, offering flexibility for a variety of space needs.

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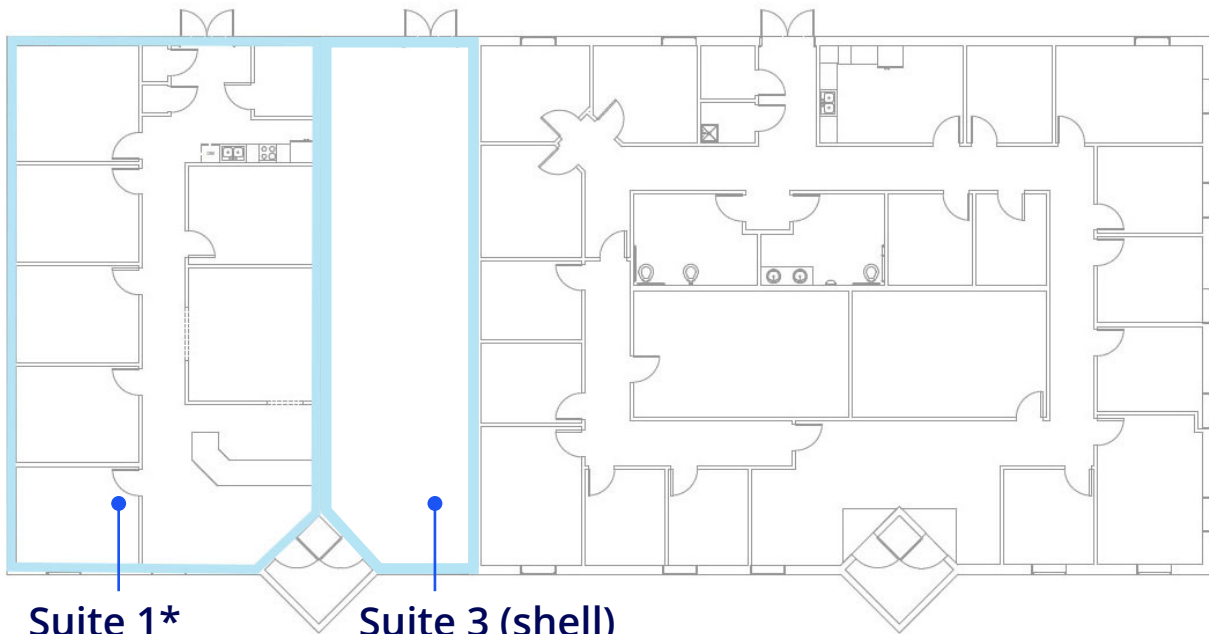
903 SE Village Loop | Suite 2

\$17.50 PSF



905 SE Village Loop | Suites 1 & 3

\$17.50-18.50 PSF



Suite 1*
2,033 SF

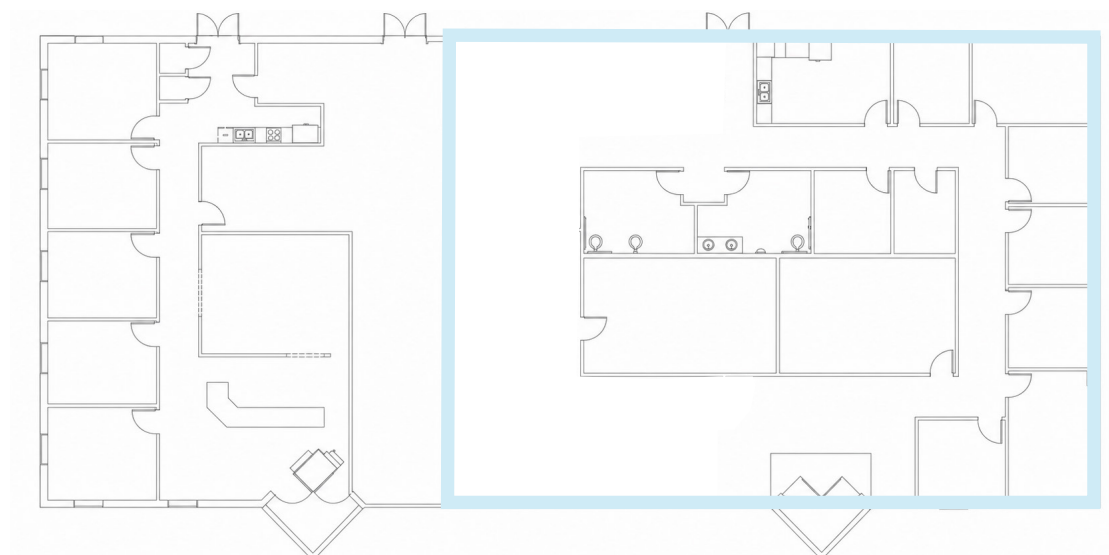
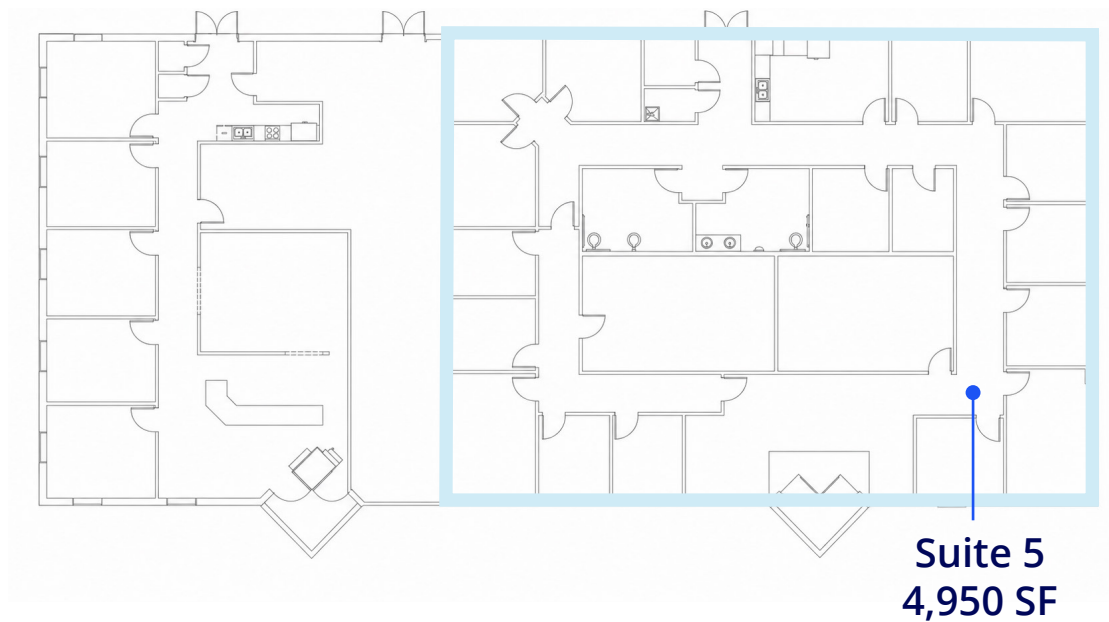
\$18.50 PSF

Suite 3 (shell)
1,000 SF

\$17.50 PSF

*Available in October





Proposed Concept

- Cubical open area
- Two conference rooms
- Executive Offices
- Breakroom



Location

Area Demographics

	1 Mile	3 Miles	5 Miles
Population (2026)	6,087	61,816	137,281
Projected Population (2031)	7,123	69,205	152,035
Average HH Income (2026)	\$87,673	\$136,540	\$146,204
Projected Average HH Income (2031)	\$96,503	\$151,115	\$161,503
Households (2026)	2,815	25,227	52,672

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