

Spoke Bentonville

2800 SE John Rollow Dr, Bentonville, AR 72712



spoke
bentonville

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Spoke Bentonville, minutes from Walmart's Home Office Campus, surrounded by 185 new residences, and ready for one retail tenant to anchor it all.

Spoke Bentonville is a new 185-unit mixed-use development at 2800 SE John Rollow Drive, immediately south of Walmart's Home Office Campus and adjacent to Northwest Medical Center. A single 2,065 SF retail space sits at the development's north end, positioned to catch daily traffic from one of the region's largest workforces.

Community amenities, including a pool, dog park, pickleball court, and co-working space, keep residents on-site and moving past the retail frontage. The result is a retail space with two built-in customer bases before day one: a resident community and a neighboring workforce.

Highlights

- Single retail space anchoring a 185-unit residential community
- About 1 mile from Walmart's Home Office Campus
- Quick access to Hwy 71B (Walton Blvd)
- A block from the Razorback Greenway
- Adjacent to Northwest Medical Center – Bentonville
- Delivering 2027



Offering

LEASE RATE **\$35.00 PSF**

PROPERTY TYPE **MIXED-USE, RETAIL**

LOCATION **2800 SE JOHN ROLLOV DR, BENTONVILLE**

SQUARE FEET **2,065 SF**

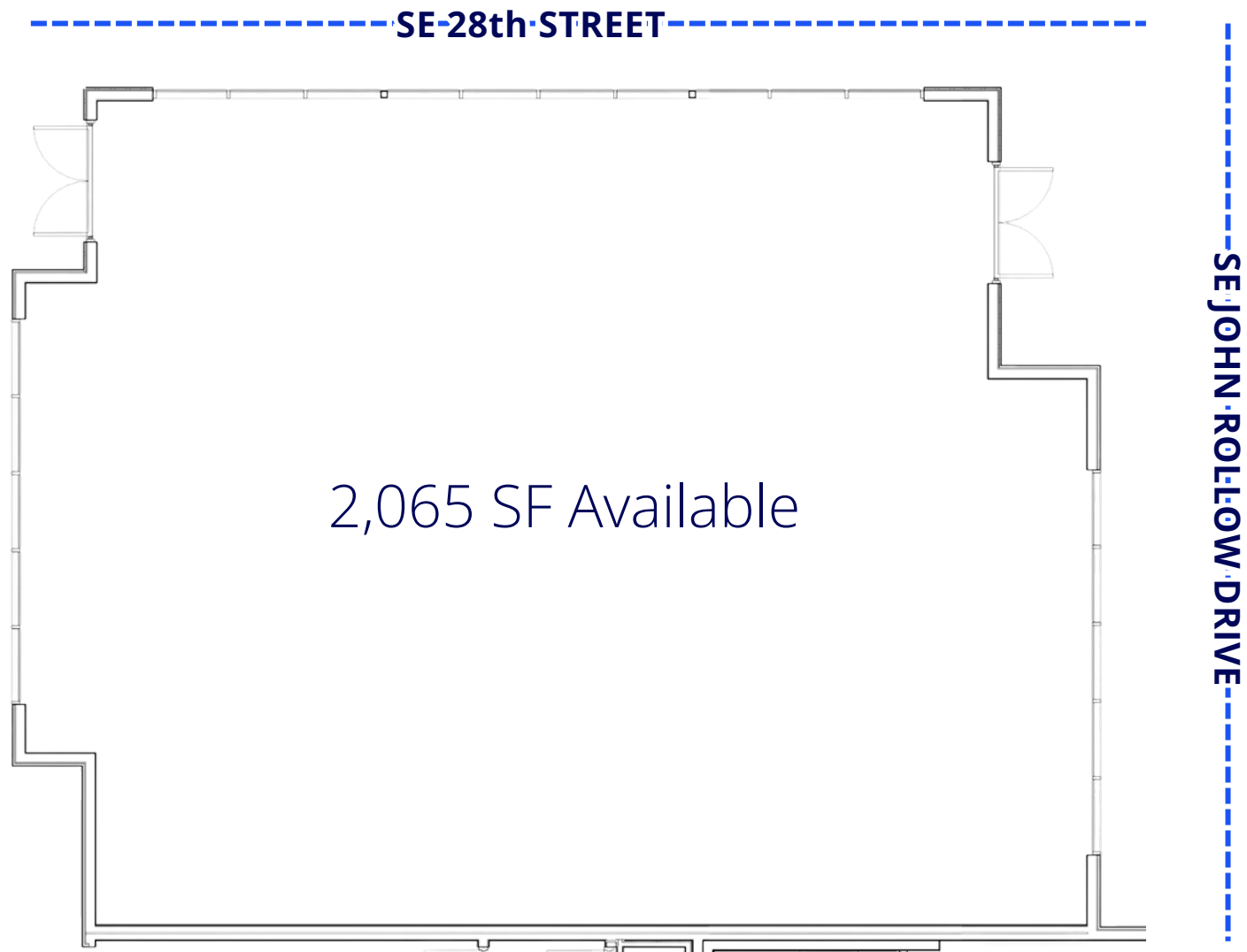
PATIO SPACE **650 SF LARGEST SECTION/950 SF TOTAL**

PARKING **ON-SITE, RETAIL DEDICATED**

DELIVERY DATE **2027**



Floor Plan



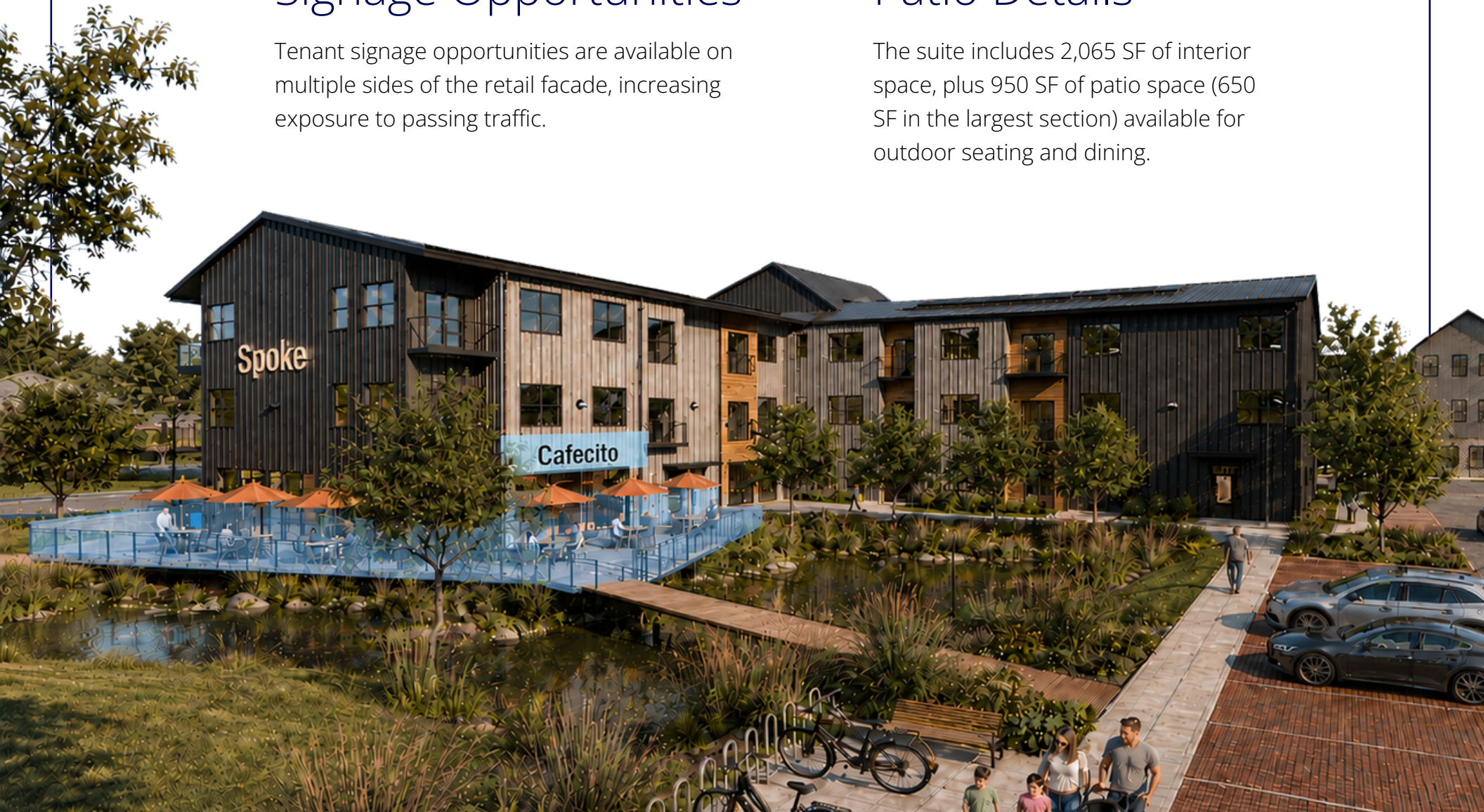
Outdoor Space

Signage Opportunities

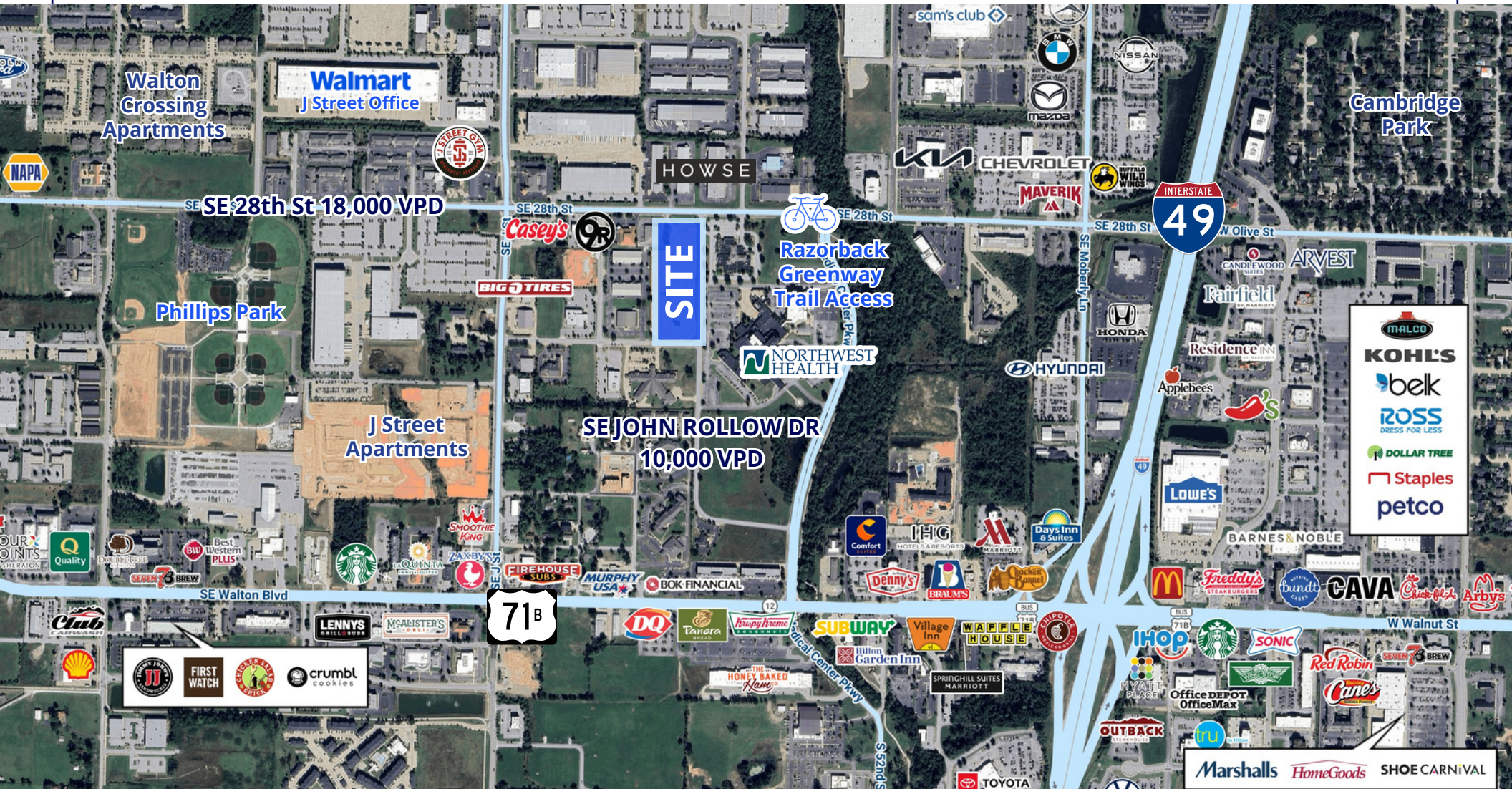
Tenant signage opportunities are available on multiple sides of the retail facade, increasing exposure to passing traffic.

Patio Details

The suite includes 2,065 SF of interior space, plus 950 SF of patio space (650 SF in the largest section) available for outdoor seating and dining.



Neighborhood Aerial



5 mins
drive to Interstate 49



1 min
drive to 71 B



4 mins
walk to Razorback Greenway Trails

Location Overview

RESIDENTIAL

- 1 **Spoke Bentonville**
(185 units, 1 retail space)
- 2 **J Street Apartments**
(618 units)

EMPLOYMENT

- 3 **Walmart Home Office Campus**
- 4 **Sam's Club Home Office**

RECREATION

-  **Razorback Greenway Access**
40+ miles of regional trails
- 6 **Phillips Park**
- 7 **Osage Park**

HEALTHCARE

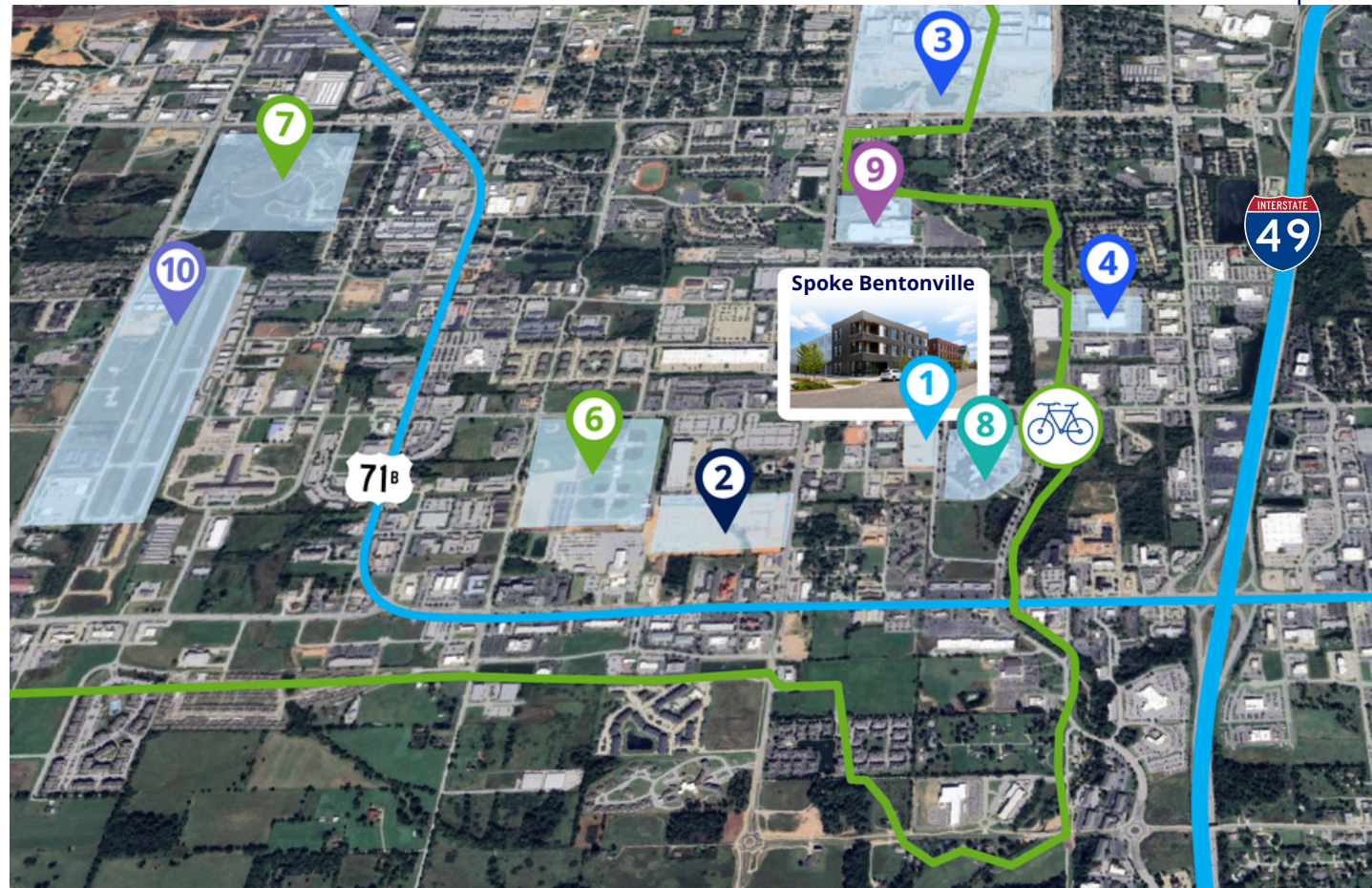
- 8 **Northwest Medical Center**

EDUCATION

- 9 **Bentonville High School**

TRANSPORTATION

- 10 **Bentonville Municipal Airport**



38,000

Vehicles Per Day on 71B



77,522

Vehicles Per Day on Interstate 49



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