Spoke Bentonville

2800 SE John Rollow Dr, Bentonville, AR 72712



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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







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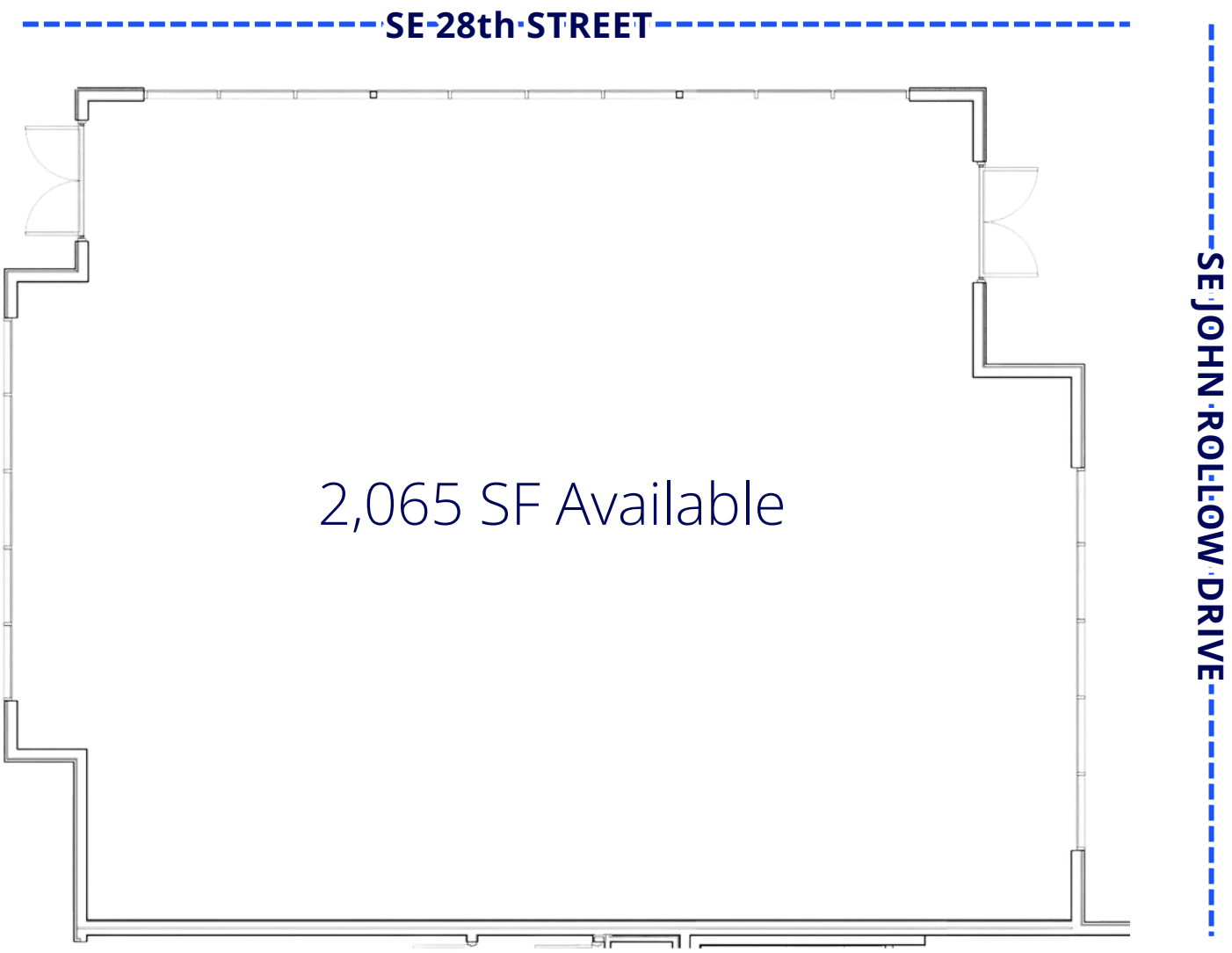
Offering

$35.00 PSF	2,065 SF	950 SF
LEASE RATE	**INTERIOR SPACE**	**TOTAL PATIO SPACE**

PROPERTY TYPE	MIXED-USE, RETAIL	**LOCATION**	2800 SE JOHN ROLLOW DR
PARKING	ON-SITE, RETAIL DEDICATED	**DELIVERY DATE**	2027



Floor Plan



Retail Experience

Street-level retail with outdoor seating.



Outdoor Space

950 SF PATIO | MULTIPLE SIGNAGE OPPORTUNITIES

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.

Signage Opportunities

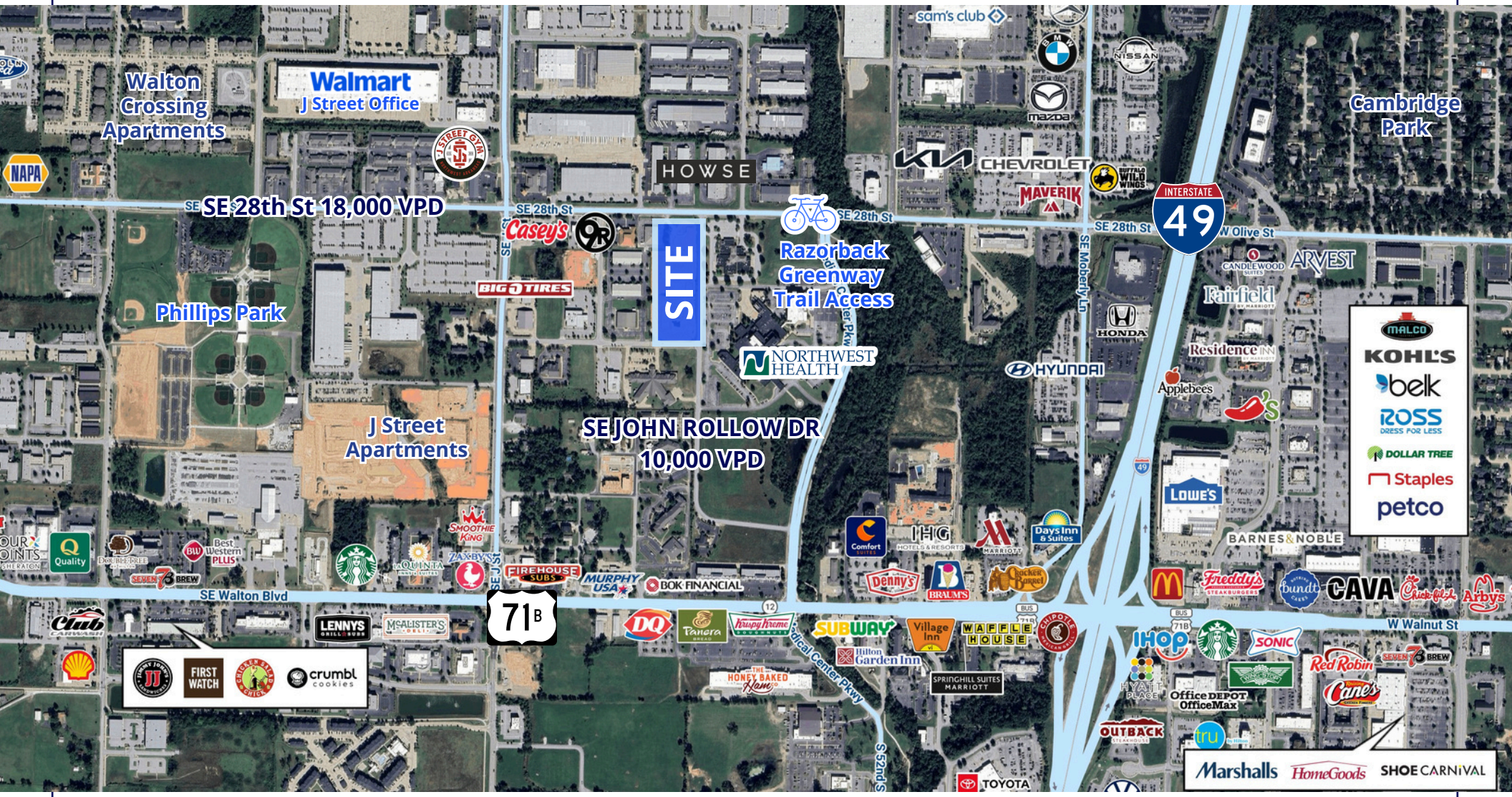
Tenant signage opportunities are available on multiple sides of the retail facade, increasing exposure to passing traffic.



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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

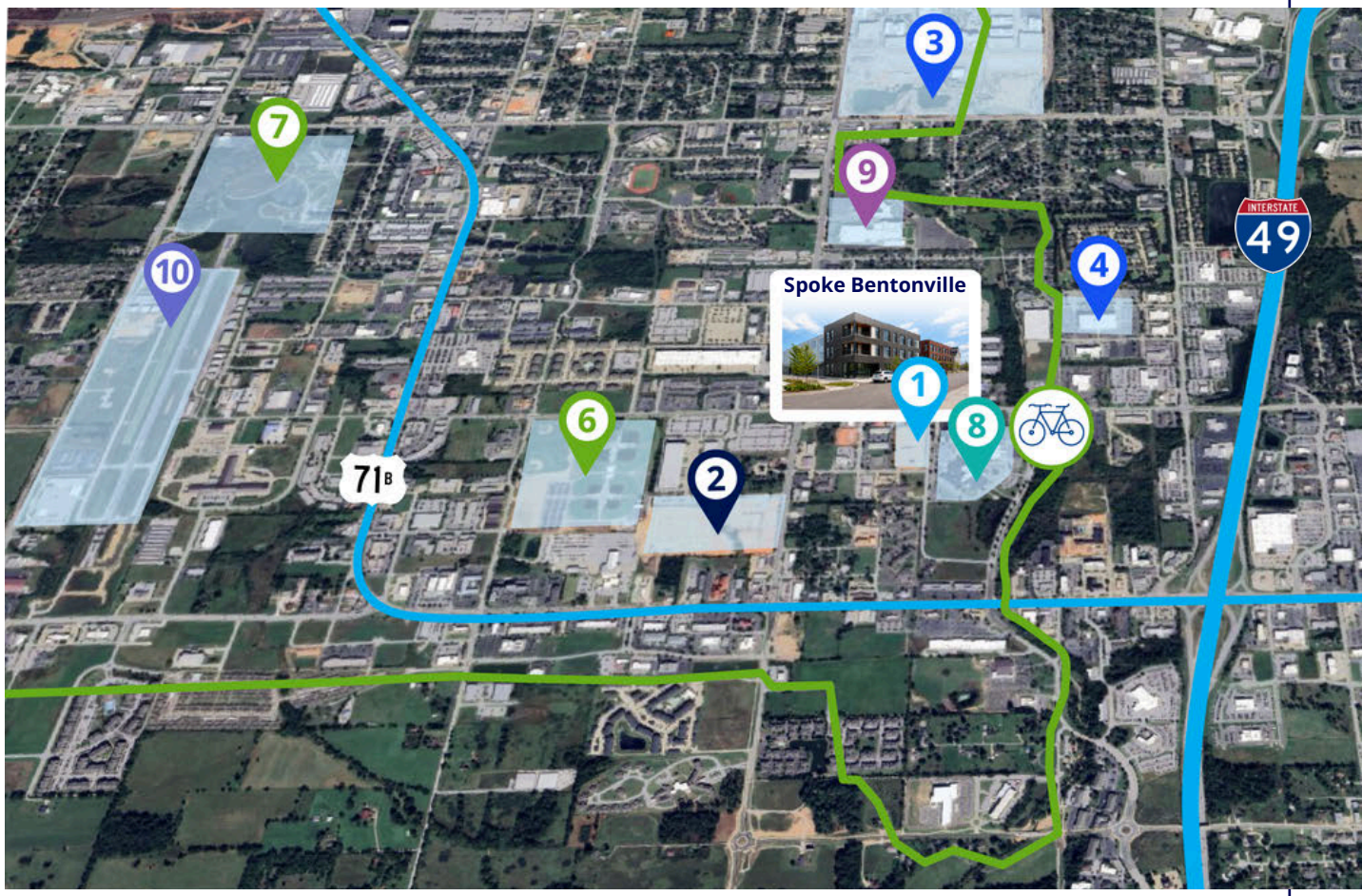
8. **Northwest Medical Center**

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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