



FOR LEASE

Asking Rate:

\$22.00 PSF NNN

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North Walton Shoppes

400 N Walton Blvd

Bentonville, Arkansas

Property Amenities

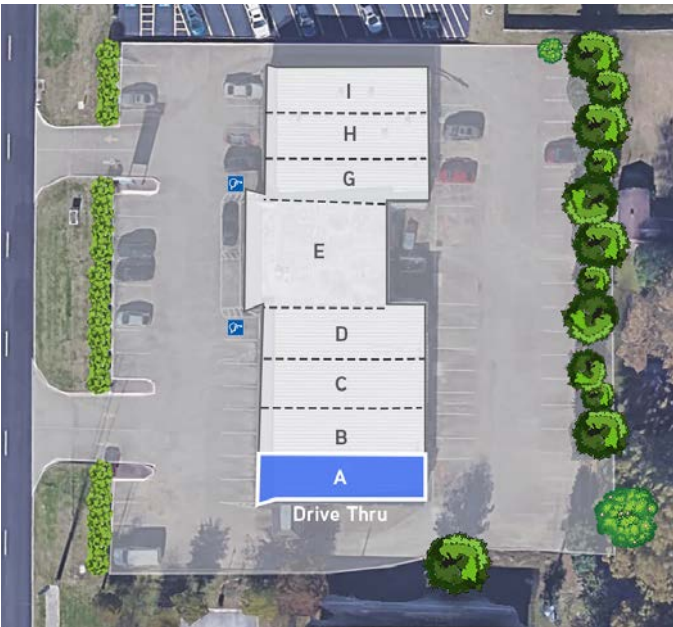
- 1,200 square feet available with drive-thru
- N Walton Blvd frontage boasting more than 25,000 cars per day
- Adjacent to Walmart Transportation
- Near future 3rd Street traffic light

The North Walton Shoppes is a 10,040 square-foot retail center located near the North Walton Boulevard and Third Street intersection in Bentonville, Arkansas. Located less than one mile north of the Walmart Home Offices and adjacent to the Walmart Transportation and Lee Scott Logistics Complex. In addition, the property is near future mixed-use development "Lumen," downtown Bentonville, Coler Mountain Bike Preserve, 8th Street Gateway Park and many other area attractions. Property benefits from location and modern façade with back-lit channel signage.

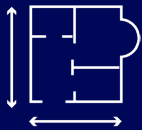
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Leasing Plan



Suite	Tenant	SF	\$PSF
A	Available	1,200	-
B	Serenity Suites	1,200	-
C	OZ Suspension Solutions	1,200	-
D	Ford Dental Care	1,200	-
E	Creative Renovation	2,400	-
G	Stiff's Jewelry	1,100	-
H	Polished Nail Spa	1,100	-
I	Trailhead Tap	1,100	-



1,200 SF available
with drive thru



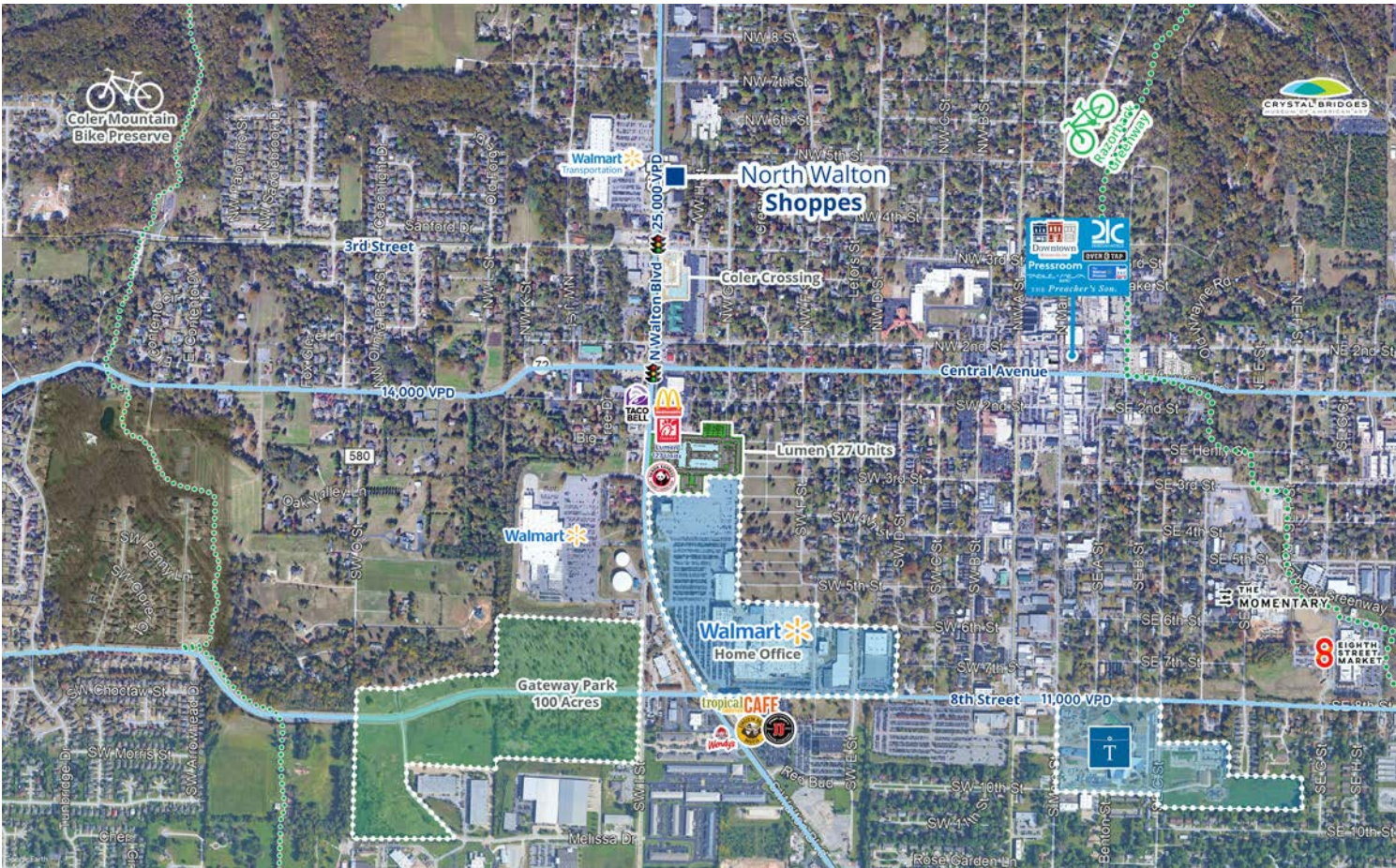
Near the 8th Street Gateway Park,
Coler MTN Bike Preserve & future
Lumen mixed-use development



One mile north of the
Walmart Home Office



Bike, walk or drive to
downtown Bentonville
Attractions



ATTRACTIONS

City of Bentonville

Walmart Home Office

The new Walmart Home Office campus will demonstrate locally what the company is committed to globally – promoting positive change in Bentonville and in communities across the world. The campus design is true to Walmart's culture of servant leadership that puts associates and customers first and adheres to Walmart's Every Day Low Cost culture – not by cutting corners, but through smart design.

www.corporate.walmart.com/newhomeoffice



Street Corridor:

- Osage Park
- Bentonville Brewery
- Fly OZ
- Louise at Thaden Field
- Climb Bentonville



8th Street Gateway Park

8th Street Gateway Park is a new center for community recreation and urban nature for Bentonville, and a beginner mountain bike destination for Northwest Arkansas. This new park will contribute to Bentonville's exceptional quality of life through enhancement of four interrelated aspects of the park: play, connectivity, ecology, community.

www.8gatewaypark.com



Coler Mountain Bike Preserve

With 250 miles of natural-surface trails, Northwest Arkansas has risen as a premier mountain biking and public recreation destination. Located on a pristine, nearly 300-acre site just a five-minute bike ride from downtown Bentonville, Coler offers visitors the opportunity to engage in active recreational experiences while reconnecting with themselves, others and the natural world.

www.waltonfamilyfoundation.org



Crystal Flats

Crystal Flats reflects the natural beauty of the Ozark region, featuring views to the surrounding landscape and easy to access outdoor activities and adventures. Located conveniently near Downtown Bentonville, Arkansas and Crystal Bridges Museum of American Art, Crystal Flats offers a variety of on-site and off-site amenities for residents to enjoy.

www.livecrystalflats.com



Downtown Bentonville

The Bentonville City Square is located in the middle of downtown Bentonville, near the corner of Central and Main. It serves as a true city center, near trails, parks, retail, restaurants and museums. The Walton Five and Dime museum is located on the west side of the square. Two blocks north on Main Street is Compton Gardens, with access to the beautiful Crystal Bridges Trail, overlooking the Crystal Bridges Museum.

www.bentonvillear.com/city-square



Crystal Bridges Museum

Crystal Bridges celebrates the American spirit in a setting that unites the power of art with the beauty of nature. A series of pavilions nestled around two spring-fed ponds house galleries, meeting and classroom spaces, and a large, glass-enclosed gathering hall. The Momentary is a satellite contemporary art space in Downtown Bentonville adjacent from the 8th Street Market and future Walmart Home Office campus.

www.crystalbridges.org



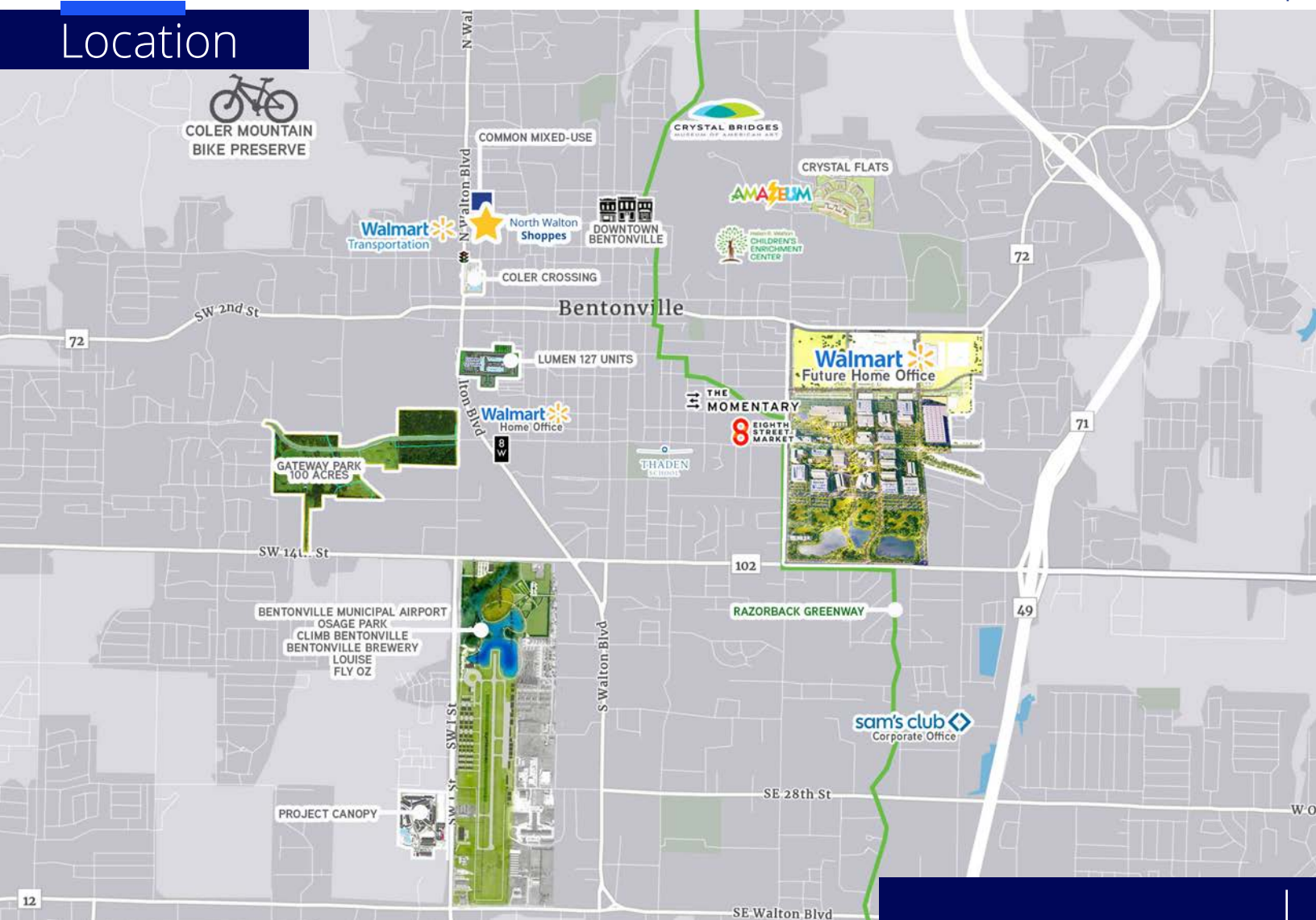
Razorback Greenway

The Razorback Regional Greenway is a 36-mile, primarily off-road, shared-use trail that extends from south Fayetteville to the Bella Vista Trail in north Bentonville. The trail links together dozens of popular community destinations.

www.nwarpc.org/razorback-regional-greenway



Location



The property benefits from its proximity to the Walmart Home Office including 350 acres, consisting of office, green space, hotels and retail open to the public. Bentonville continues to grow into a “live, work, play” sub-market where residents often do not leave a three-mile radius around their home and office daily. New projects include The Ledger and Peloton office buildings, A Street Promenade, Whole Health Institute and newly announced Whole Health Institute of Medicine.

Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	5,210	44,932	100,372
Projected Population (2028)	5,553	49,226	108,374
Average HH Income (2023)	\$125,143	\$123,569	\$117,865
Proj. Average HH Income (2028)	\$136,807	\$138,533	\$132,211
Households (2023)	2,094	17,284	37,421

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