



FOR SUBLEASE

Asking Rate:

\$18.50
PSF MG

Contact us:

Wade Smith, SIOR

Brokerage | Arkansas
+1 214 924 1605
wade.smith@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
+1 479 636 9000
colliers.com/arkansas

Heritage Business Center

901-905 SE Village Loop
Bentonville, Arkansas

Property Features

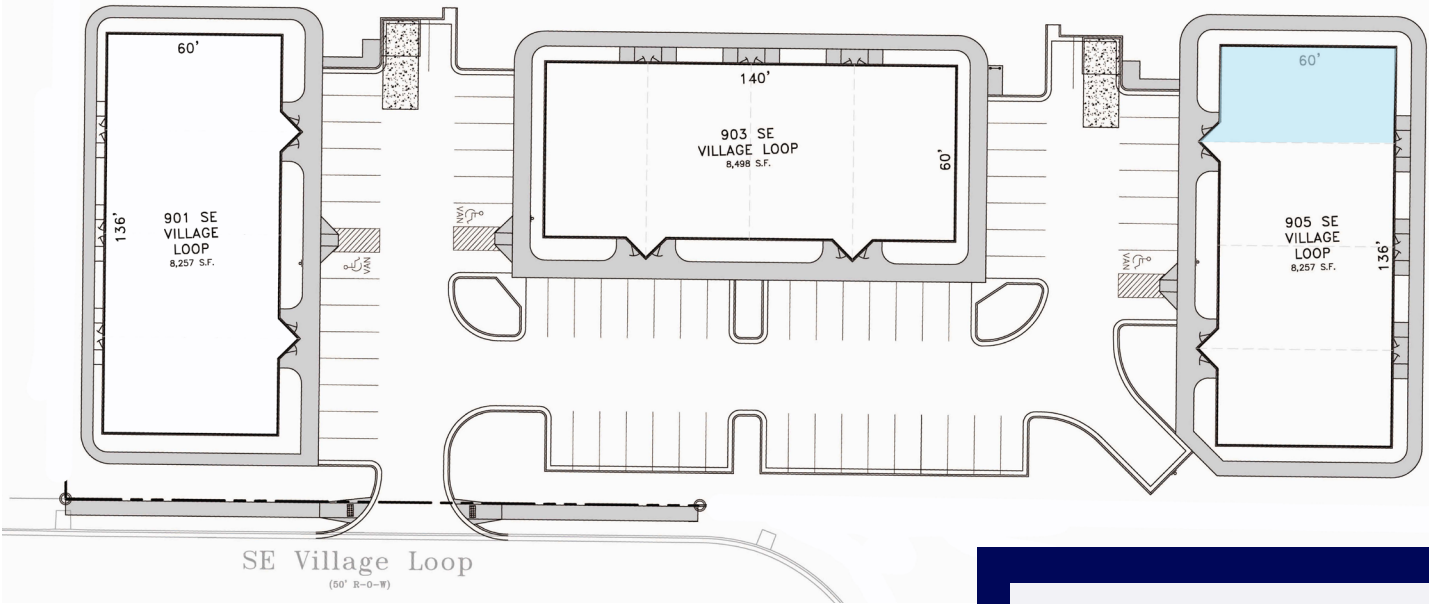
- Building 905
 - Suite 1: 2,033 SF available for sublease
- Short drive to Walmart Home Office campus
- Adjacent to a Walmart layout center
- Near several retailers, restaurants and S Walton Blvd

Space for lease at Heritage Business Center located in the J Street corridor of Bentonville. Minutes from the 350-acre Walmart Home Office campus and within walking distance to a Walmart layout center and other Walmart offices. Area provides amenities nearby including restaurants and retail as well as quick access to shopping and Interstate 49.

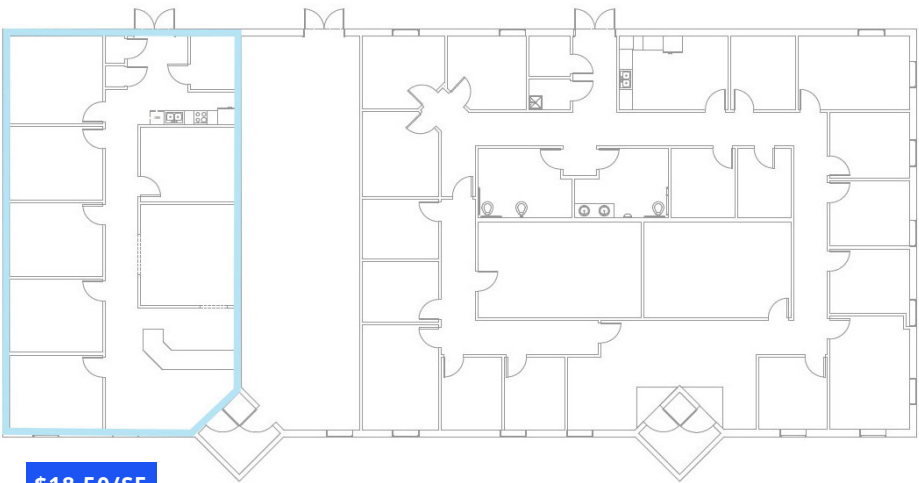
Copyright © 2022 Colliers Arkansas.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Site Plan



905 SE Village Loop | Suite 1, 3 and 5

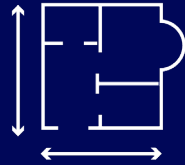


\$18.50/SF

Suite 1
2,033 SF
(sublease)



Property Highlights



1,000 to 7,983 SF

Walmart 
Save money. Live better.

Short drive to the 350
acre Walmart Home
Office campus



Near restaurants,
retail & entertainment



Near the Bentonville
Municipal Airport

LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	6,129	58,699	127,579
Projected Population (2029)	6,451	65,237	140,153
Average HH Income (2024)	\$85,679	\$122,996	\$130,085
Proj. Average HH Income (2029)	\$95,667	\$137,600	\$145,656
Households (2024)	2,739	23,099	47,585



Contact us:

Wade Smith, SIOR

Brokerage | Arkansas
+1 214 924 1605
wade.smith@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
+1 479 636 9000
colliers.com/arkansas