



FOR LEASE

Asking Rate:

\$17.50 -18.50
PSF MG

Contact us:

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Accelerating success.

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Heritage Business Center

901-905 SE Village Loop
Bentonville, Arkansas

Property Features

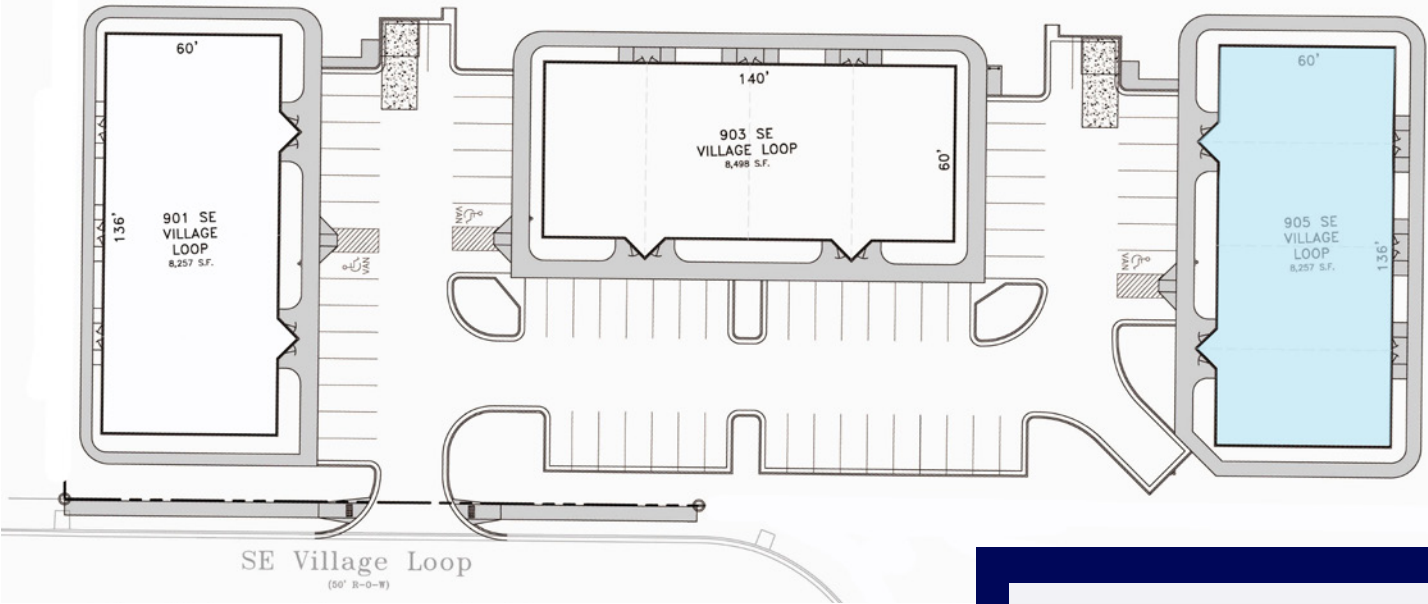
- 1,000 to 7,983 max contiguous square feet available
- Building 905
 - Suite 1: 2,033 SF (sublease)
 - Suite 3: 1,000 SF
 - Suite 5: 4,950 SF
- Short drive to future Walmart Home Office campus
- Adjacent to a Walmart layout center
- Near several retailers, restaurants and S Walton Blvd

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.

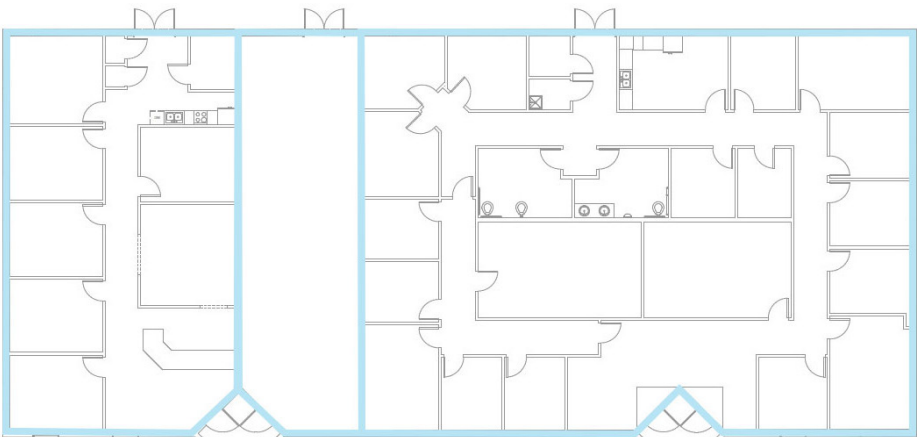
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Site Plan



905 SE Village Loop | Suite 1, 3 and 5



\$18.50/SF

Suite 1
2,033 SF
(sublease)

\$17.50/SF

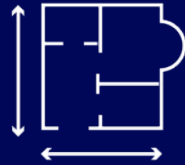
Suite 3
1,000 SF
(shell)

\$17.50/SF

Suite 5
4,950 SF



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



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