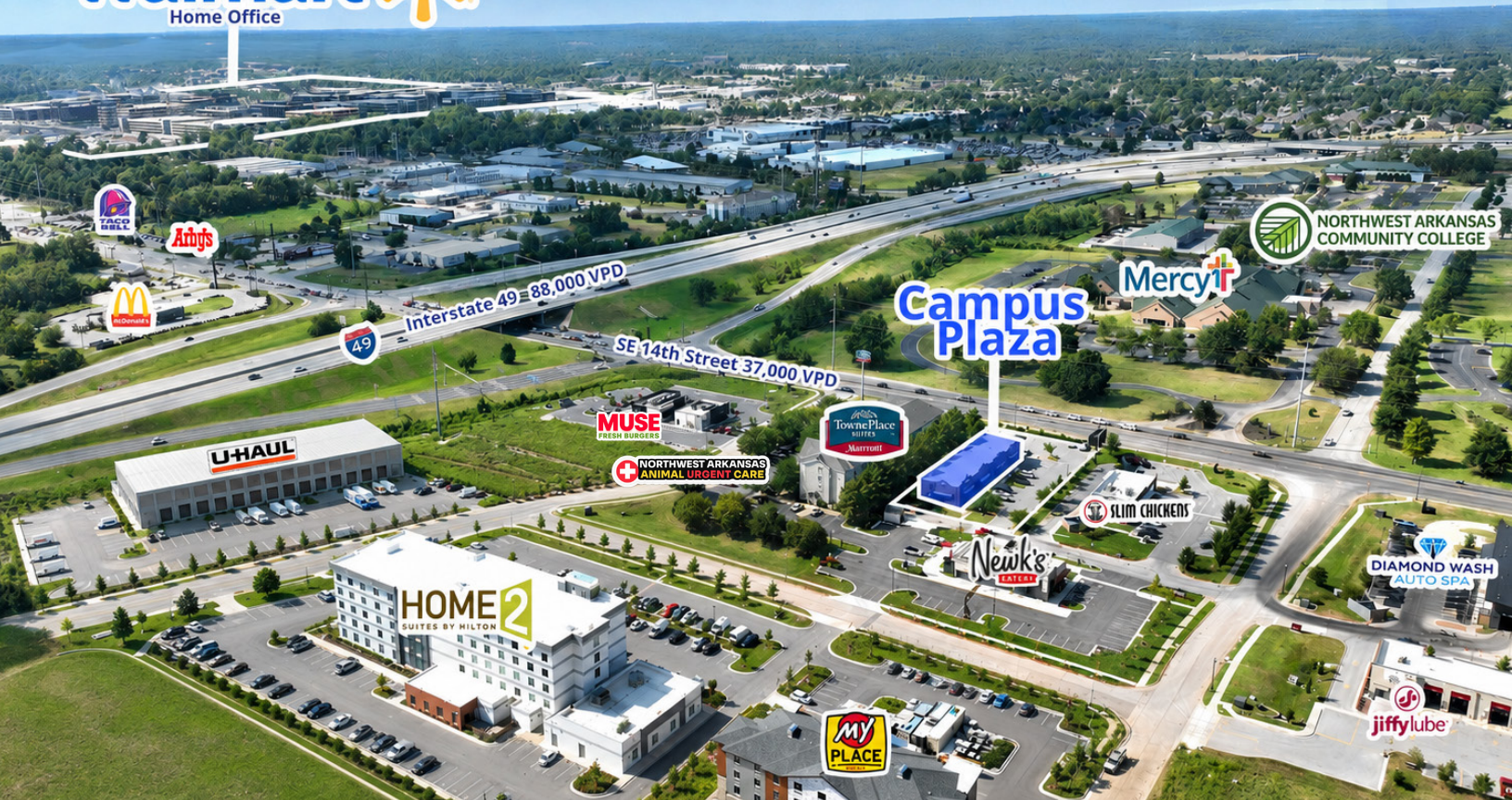




FOR LEASE

Asking Rate:

\$30.00
PSF NNN

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Campus Plaza

1404 SE Eagle Way, Bentonville, AR

Property Availability

Suite 8: 2,072 square feet

- Across from Northwest Arkansas Community College, projected to serve 20,000+ students by 2040

Second-generation restaurant space for lease at Campus Plaza in Bentonville, Arkansas, available with existing FF&E. Across from Northwest Arkansas Community College with more than 8,400 students enrolled. Property neighbors the Bentonville Commons development with new retailers Slim Chickens, Diamond Car Wash, Jiffy Lube and Home2 Suites by Hilton.

Walmart's new 350-acre Home Office opened in 2025 along the 8th Street corridor, with new street-front retailers Anthropologie, Starbucks and Chipotle joining the lineup in 2026. Water Tower Road connects directly to 8th Street to channel traffic into the Walmart Home Office campus and Razorback Greenway trail system.

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Neighborhood



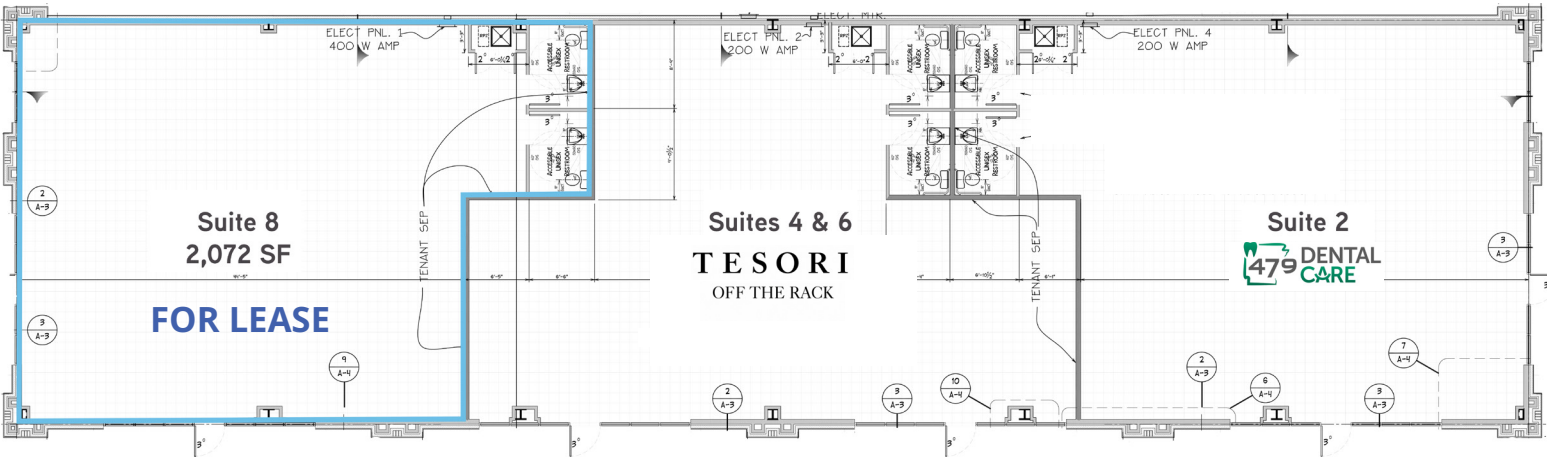
Signage opportunity on 14th Street | Highway 62



PROPERTY FEATURES

-  2,072 square feet available
-  Turnkey restaurant space with existing FF&E
-  Proven restaurant corridor with Newk's, Slim Chickens, and TownePlace Suites
-  Near 350-acre Walmart Home Office Campus
-  14th Street carries 37,000+ vehicles per day
-  Quick access to I-49
-  Across from Northwest Arkansas Community College
-  Minutes from Sam's Club & Walmart Neighborhood Market

Site Plan



LOCATION



Demographics

	1 Mile	3 Miles	5 Miles
Population (2026)	7,643	55,116	128,926
Projected Population (2031)	8,412	60,766	142,411
Average HH Income (2026)	\$105,253	\$114,345	\$138,512
Projected Average HH Income (2031)	\$118,609	\$127,217	\$153,823
Households (2026)	3,095	23,027	50,275

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