



J & Central

Bentonville, AR 72712

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WHEELHOUSE

REAL ESTATE

Property Overview



Settled in the heart of Downtown Bentonville, J & Central is the type of property where seldomly do others get the opportunity to capture it.

On a hard corner with a natural low slope, this property lends excellently to uses such as multifamily, hospitality, commercial or mixed use.

Surrounded with rich amenities, vibrant downtown culture, and a strong regional economy, this property is an anchor point with high visibility in all directions.

Property Fact Sheet

Name	J & Central
Address	TBD by City of Bentonville
Parcels	01-03276 01-03277 01-03278 01-03279
Price	\$4,500,000
Size	1.04 Acres
Zoning	C3 Mixed Use Commercial
Setbacks	Front: 0' Rear: 0'
Height Max	60 feet

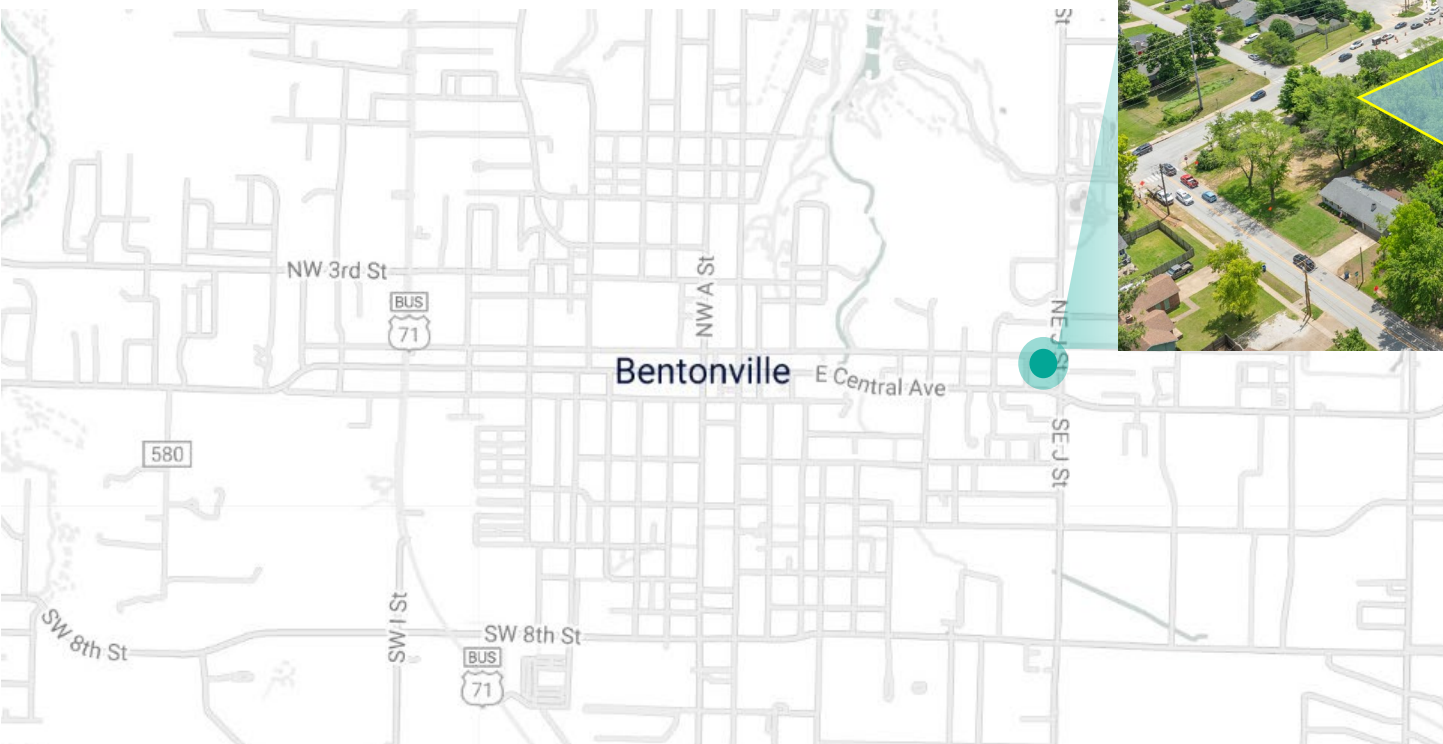


Location Overview

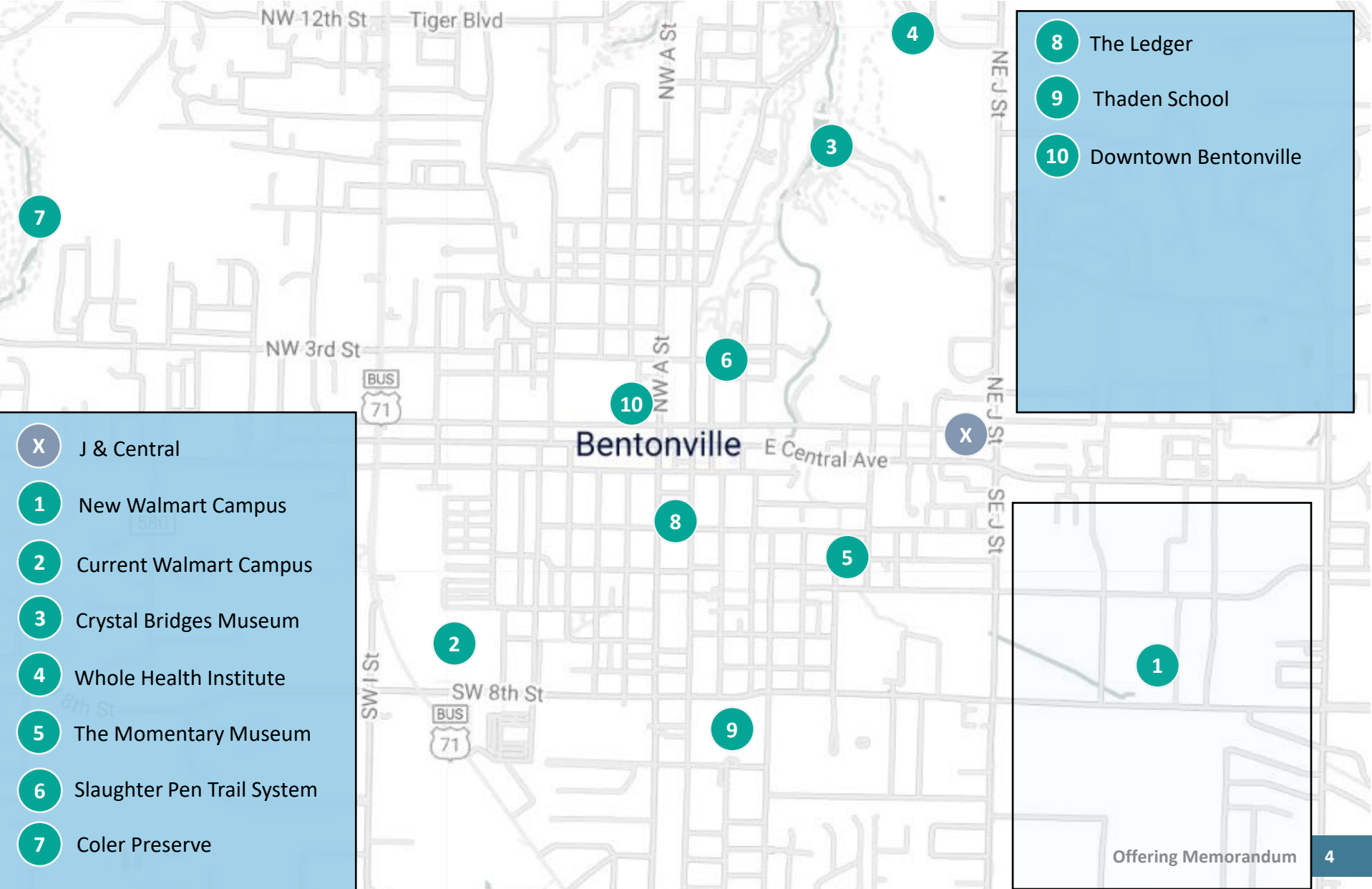


J & Central is one of the major entrances to Downtown Bentonville.

While this site sits across the corner from the new 360-acre Walmart Campus, you have easy access to Downtown Bentonville, museums, bike trails, restaurants, and shops, making this corner is one of the premier properties in Northwest Arkansas.



Local Surroundings



Market Conditions



▲ Q4 2023 Skyline Report:

- ▲ Multifamily vacancy rate: 3.2%
- ▲ Commercial vacancy rate: 6.8%
- ▲ Warehouse vacancy rate: 3.1%

▲ **US Census Bureau:** NWA is the 100th largest metro in the Us with Benton County's population up 5.68% compared to Arkansas as a whole at 1.04%.

▲ **US News and World Report:** NWA ranks #10 Best Places to live and the #15 fastest growing place in the US.

▲ **Three Fortune 500 Companies:** headquartered in NWA with an additional 400 companies maintaining an office presence in the region.



571,031

Current Total Population

612,517

5-Year Projection

34.3%

% of College Graduates

35

Medium Age

\$95,801

Average Household Income

\$379,083

Cost to Purchase

<3%

Unemployment Rate

Employer Overview



EMPLOER OVERVIEW

Walmart continues to be the top major employer to Northwest Arkansas and a key neighbor as their new campus is across the street from J & Central.

Along with Walmart, Northwest Arkansas boasts other major employers, including two other fortune 500 companies – Tyson and J.B. Hunt.

Rank	Employer	Employees
1	Walmart	25,400
2	University of Arkansas	9,109
3	Tyson	4,300
4	J.B. Hunt	3,000
5	George's Inc.	2,500
6	Northwest Health	2,300
7	Mercy Health Systems	2,000
8	Twin Rivers Food	1,600
9	Serco	1,600
10	Washington Regional Medical	1,532

Property Photos



SE View



SE View



NW View



NW View

Property Photos



SW View



SW View



N View



Vertical View



Wheelhouse Real Estate is a full-service brokerage firm located in Bentonville, Arkansas that works alongside Newell Development and Southledge Capital servicing our clients and partners in commercial and residential transactions.

The team at Wheelhouse has experience brokering commercial, multifamily, land and residential transactions ranging upwards of \$25 million in individual transaction sizes.



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