

## 1601 SW A Street

Bentonville, Ar 72712



**List Price:** \$4,000,000  
**MLS#:** 1305638  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 10,209  
**Price / Square Foot:** \$391.81  
**Type:** CommercialSale  
**Built:** 1994  
**County:** Benton  
**School:**

### Description

Prime commercial property located at one of Bentonville's most visible and active interchanges: SW A Street and S Walton Blvd. Offering unmatched exposure in a highly desirable corridor, this 10,209 square foot office building is just one mile from downtown Bentonville. This listing includes two parcels totaling 1.92 acres. The 1.09-acre parcel includes a steel frame building, while the adjacent 0.83-acre lot allows for flexibility to expand your footprint or additional development. Whether you're planning retail, office, mixed-use, or something entirely unique, this site offers rare potential in a fast-growing area surrounded by strong businesses and ongoing development. Opportunities like this are becoming harder to find in Bentonville—don't miss your chance to create something standout in a city that continues to grow and thrive.

### Property Details

Lot Size	1.92 Acres
Air Condition	CentralAir
Amenities	SeeRemarks
Appliances	ElectricWaterHeater
Exterior	Brick,Stucco
Listed By	Keller Williams Market Pro Realty - Rogers Branch