

ACAPSTONE

Raintree Business Park | Office Units For Lease

811 - 908 S Walton Blvd | Bentonville, AR 72712



🔍 PROPERTY HIGHLIGHTS

\$16.50 SF/yr MG

- Located less than a mile from Walmart Home Office
- All spaces have kitchenettes and bathrooms
- Spaces can be built to tenant's needs
- Modified gross with tenant paying electric, gas, and communications
- 3 year minimum lease
- Please contact us for current availability

FOR MORE INFORMATION:

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Michele Hampton

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OFFERING SUMMARY

Available SF	600–2,000 SF
Lease Rate	\$16.50 SF/yr (MG)

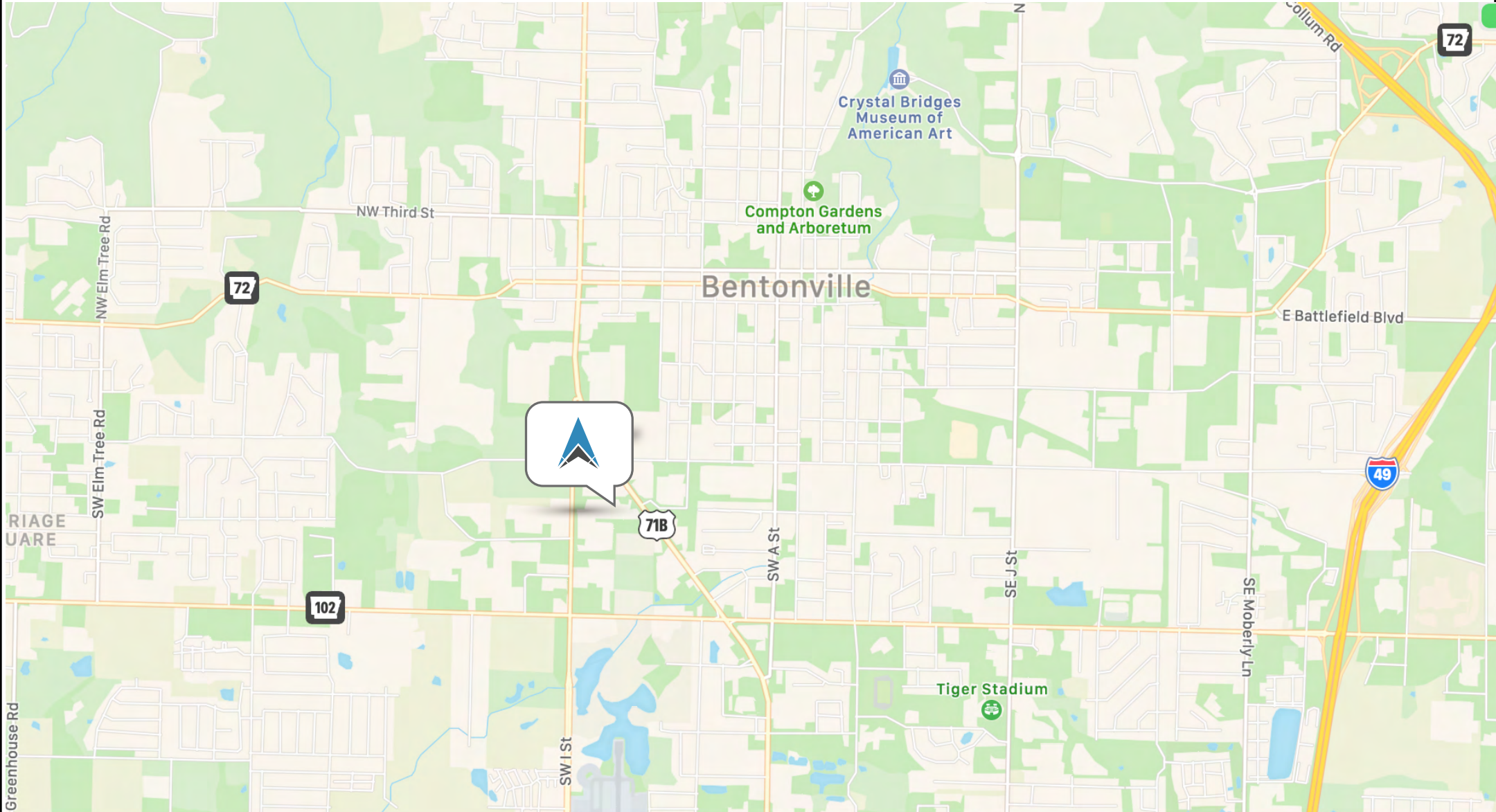
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,397	\$62,354
3 Miles	30,669	\$70,126
5 Miles	69,364	\$72,887



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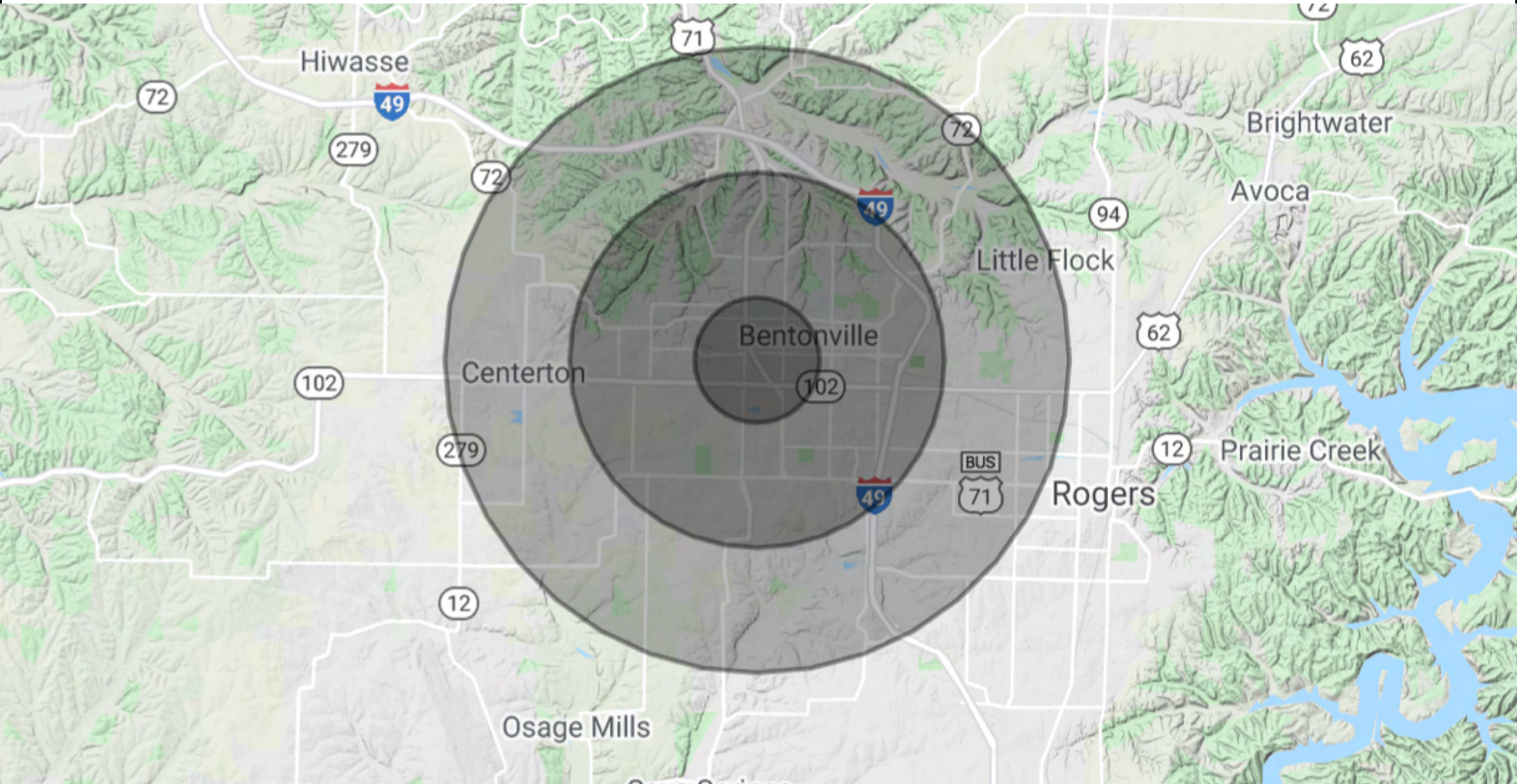
📍 LOCATION MAP



📍 RETAILERS MAP



DEMOGRAPHICS MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,397	30,669	69,364
MEDIAN AGE	31.4	31.3	32.3
MEDIAN AGE (MALE)	30.1	29.6	30.3
MEDIAN AGE (FEMALE)	32.8	32.7	33.7

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,605	11,572	26,375
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$62,354	\$70,126	\$72,877
AVERAGE HOUSE VALUE	\$192,451	\$222,955	\$244,970

Race	1 Mile	3 Miles	5 Miles
% WHITE	88.3%	86.1%	86.6%
% BLACK	3.4%	3.4%	2.5%
% ASIAN	2.6%	5.4%	4.5%
% HAWAIIAN	0.3%	0.2%	0.2%
% INDIAN	1.3%	1.3%	0.9%
% OTHER	4.4%	3.8%	5.4%

Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	10.4%	7.8%	11.8%

*Demographic data derived from 2010 US Census



NORTHWEST ARKANSAS

FIND YOURSELF HERE

BUILD YOUR BUSINESS IN ONE OF THE FASTEST GROWING REGIONS OF THE COUNTRY

Northwest Arkansas is home to some of the world's largest corporations including Walmart, Inc., Sam's Club, Tyson Foods, JB Hunt, and more. This booming region is economically thriving with new business entering the market yearly. With four counties made up of eleven cities, there is an abundance of places to explore and activities to do.

THE NATURAL STATE

Explore our region's four state parks and miles of hiking and biking trails right within the community. From lakes and rivers to scenic byways and botanical gardens, Northwest Arkansas lives up to the Natural State's beautiful reputation. The area is nationally recognized for its epic beauty, bringing in new residents and tourists yearly.

ATTRACTIONS

One will never run out of things to do in Northwest Arkansas! Whether it is watching an Arkansas Razorback game, a trip to the world-class art museums, or a walk through historic downtown Eureka Springs, and anything inbetween, there's so much to explore with friends and family. Culture and arts thrive in this region. From concerts at the Walmart Amp to theatrical shows in the Walton Arts Center, the people of Northwest Arkansas can immerse themselves in the arts.



BROKER INFORMATION

RANDY L. CROSSNO, CCIM

BACKGROUND & EXPERTISE

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in Northwest Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office and mixed use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.



EDUCATION

University of Tennessee

- > Bachelor of Science Degree – Economics
- > Bachelor of Science Degree – Finance
- > Certified Commercial Investment Member

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BROKER INFORMATION

MICHELE HAMPTON

BACKGROUND & EXPERTISE

Michele Hampton is a seasoned real estate advisor licensed in the state of Arkansas. She is a member of the Rogers Board of Realtors, the Arkansas Realtors Association and the National Association of Realtors. As a graduate of Central Michigan University, Michele brings her knowledge, experience and motivation to assist the Capstone team and our clients with their real estate objectives.



EDUCATION

- > Central Michigan University
- > Arkansas Realtors Association
- > National Association of Realtors

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ABOUT CAPSTONE

5414 Pinnacle Point Drive | Suite 402
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WHO WE ARE

Capstone Commercial Advisors, LLC is a full service, national brokerage and asset management firm based in Northwest Arkansas. We help large corporations, private investors, financial institutions and real estate investment trusts (REITs) with all of their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

OUR AGENTS

At Capstone Commercial Advisors, we believe knowledge is power. Our family of agents and brokers are highly educated with extensive backgrounds in appraisal, marketing, investment management and property management. We combine our wide-ranging backgrounds with our local market knowledge to provide you with the highest level of service. Our thirst for knowledge and dedication to continuing education allows us to go above and beyond for every client.

CURRENT & PAST CLIENTS

- > Advance Auto Parts
- > AMC Theatres
- > Arvest Bank
- > BankCorp South
- > Bank of America
- > Bass Pro Shops
- > Bob Evans Restaurants
- > Burlington Coat Factory
- > Carmike Theaters
- > Chick-Fil-A
- > Cornerstone Bank
- > CPT Holdings
- > Cross Capital Ventures
- > Drive Shack
- > Edward Jones
- > First National Bank
- > Glass Investments
- > Hatfield Properties
- > Jiffy Trip
- > Northwest Health
- > Pizza Hut
- > SC Petroleum
- > Sentry Safe
- > Sherwin-Williams
- > Walmart, Inc.





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