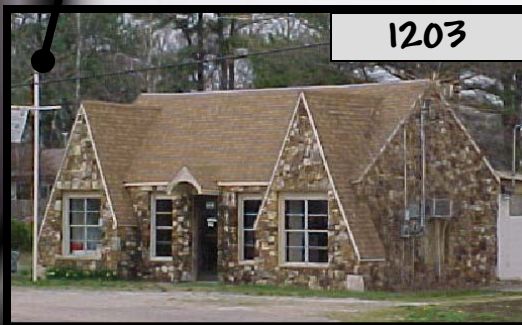


# FOR LEASE 1203 & 1205 SE Walton, Bentonville **\$4,000**

per month

**PREMIER  
LOCATION !!**

Be centrally  
located  
between  
Bentonville &  
Rogers



ML# 522154

Located just 1/2 mile west of I-540,  
Exit 85 on SE Walton on north side.



- Two Rock Houses  
1203 SE Walton – 1104 +/- SF  
1205 SE Walton – 1763 +/- SF
- Situated on 1 +/- acres
- Zoned C-2
- 259' +/- frontage / Walton
- Only 1/2 mile from I-540
- March 2007 Traffic Ct: 33,351  
(east & west bound)
- Lessee pays all utilities
- Lessor pays taxes, insurance & CAM

**Bill McClard, CCIM, SIOR**

Lindsey & Associates, Inc.  
Commercial/Industrial Division  
3801 W. Walnut  
Rogers, Arkansas 72756  
(479) 246-1670 or 800-658-4012 Ext. 5670  
Website: [www.BillMcClard.com](http://www.BillMcClard.com)



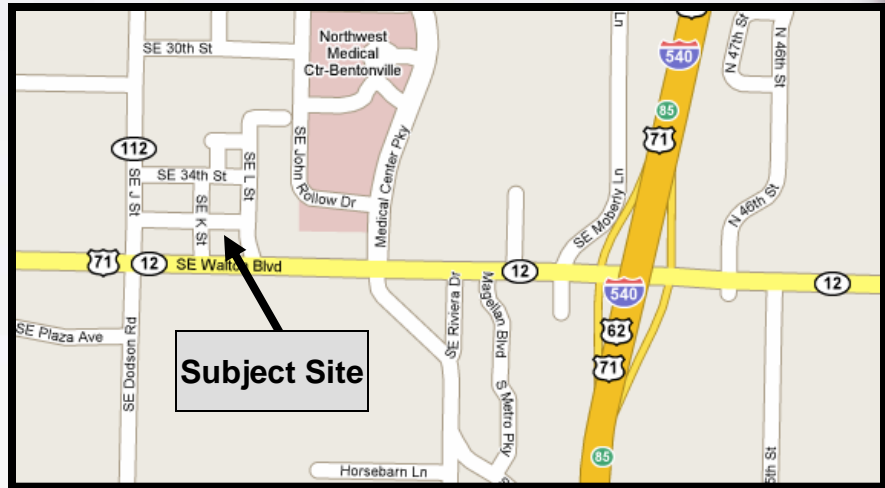
Agent/Owned

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

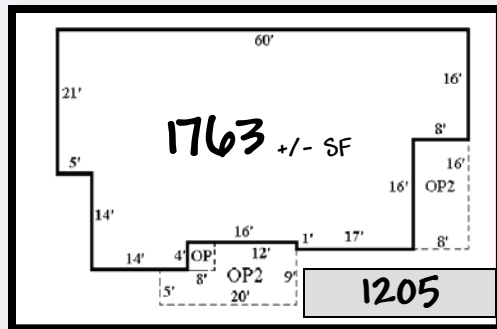
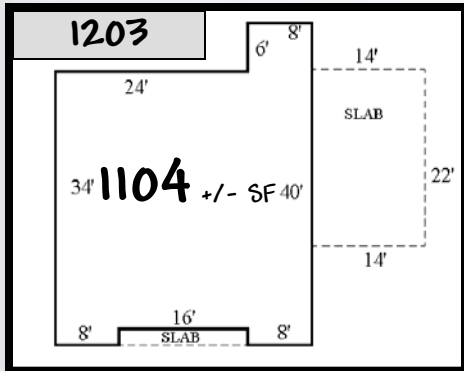
**AERIAL VIEW**



**AREA MAP**



**FLOOR PLANS**



**SURVEY**

