

**\$735,000**



**FOR SALE**

**3408 SE J Street  
Bentonville**



**Directions: I-540, Exit 85, west on Walton  
¾ mile, north on SE J, property on west side of SE J.**

- 6300 +/- SF Building (total)  
w/ 2500 +/- SF retail/office  
2900 +/- SF service garage  
900 +/- SF office/recep.area
- Zoned C-2
- 4- Drive-in doors
- Ample Parking
- Frontage on new 4-lane SE J
- Only ¾ mile from I-540
- 2008 traffic ct: 34,000
- Also available FOR SALE(ML#603662)

**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)*



**ML#603665**

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

# FLOOR PLAN

# AREA MAP

