

CUSHMAN &
WAKEFIELD



FOR SALE

1665 N COLLEGE AVE
FAYETTEVILLE, AR
72703

FREESTANDING RETAIL BUILDING

3,654 ±
SF AVAILABLE

FOR MORE INFORMATION
PLEASE CONTACT:

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HIGHLIGHTS

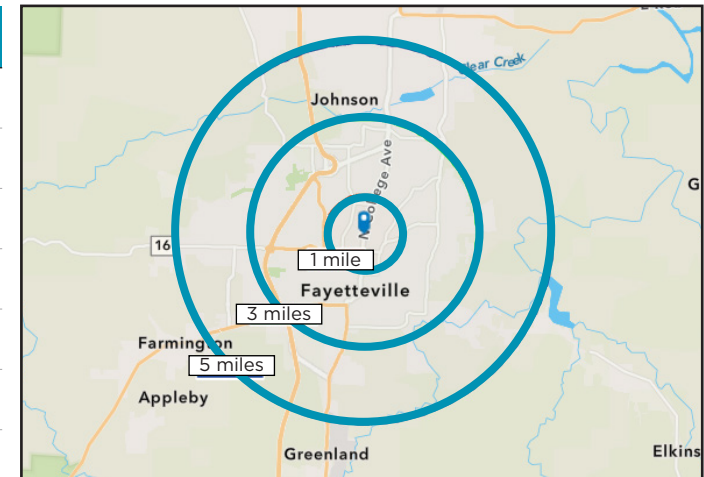
- Sale Price: \$800,000
- 3,654 ± SF / .43 ± AC
- Zoning: C-2
- Recently updated
- Located directly off N College Ave (29,000 VPD)
- 6 mins from the University of Arkansas
- Surrounded by multiple retail and restaurant establishments including The Buttered Biscuit, Verizon, Tacos 4 Life, and MANA Urgent Care

*information deemed reliable but not guaranteed



1665 N COLLEGE AVE | FAYETTEVILLE, AR

	1 mile	3 miles	5 miles
Population:	9,605	70,161	114,309
Households:	4,645	29,604	47,084
Average Household Size:	2.0	2.1	2.2
Average Household Income:	\$72,308	\$77,620	\$88,389
Total Businesses:	569	3,335	4,583
Total Employees:	5,169	65,010	80,924







SUBJECT PROPERTY

**ARKANSAS
FEDERAL
CREDIT UNION**

**VA Medical
Center**

**29,000
VEHICLES PER DAY**

N College Ave

**ACE
Hardware**

McDonald's

verizon

Big W
WHEATLEY'S
AMERICAN RESTAURANT & BAR

TACOS n LIFE

EASTERN BITES
BACON

Summer Moon
COFFEE

DOLLAR TREE

MOCKINGBIRD KITCHEN

ArcBest
(More Than Logistics)

nooma
A FITNESS EXPERIENCE

Rick's
GENERAL