



FOR LEASE

Asking Rate:

\$28.00 PSF
Modified Gross

Contact us:

Wade Smith, SIOR

Brokerage | Arkansas
+1 214 924 1605
wade.smith@colliers.com

Alan W. Cole, CCIM

Principal & Executive VP | Arkansas
+1 479 644 5849
alan.cole@colliers.com



3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9009
colliers.com/arkansas

1651 E Stearns Street

Fayetteville, Arkansas

Property Amenities

Suite 200: 2,510 square feet

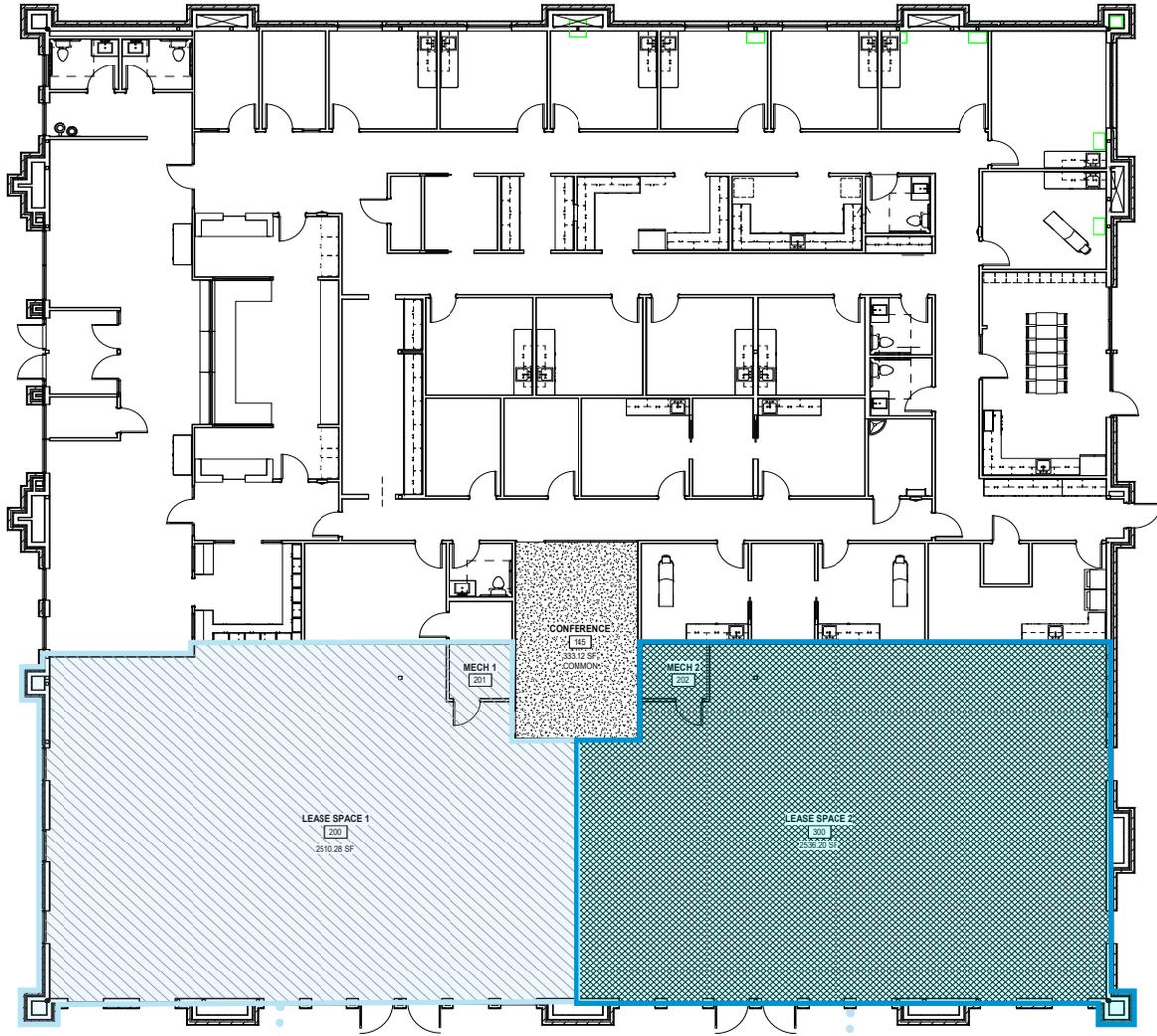
Suite 300: 2,536 square feet

- New medical office development
- Convenient to retail and high-income residential neighborhoods
- Can be combined for a total of 5,046 square feet

New construction medical office for lease anchored by Premier Dermatology located in Fayetteville's Business & Shopping District. Quick access to E Joyce Blvd, N College Avenue and Fulbright Expressway and surrounded by dense residential neighborhoods and multifamily developments. Nearby retail includes several big box stores, Starbucks, Walmart and the Northwest Arkansas Mall.

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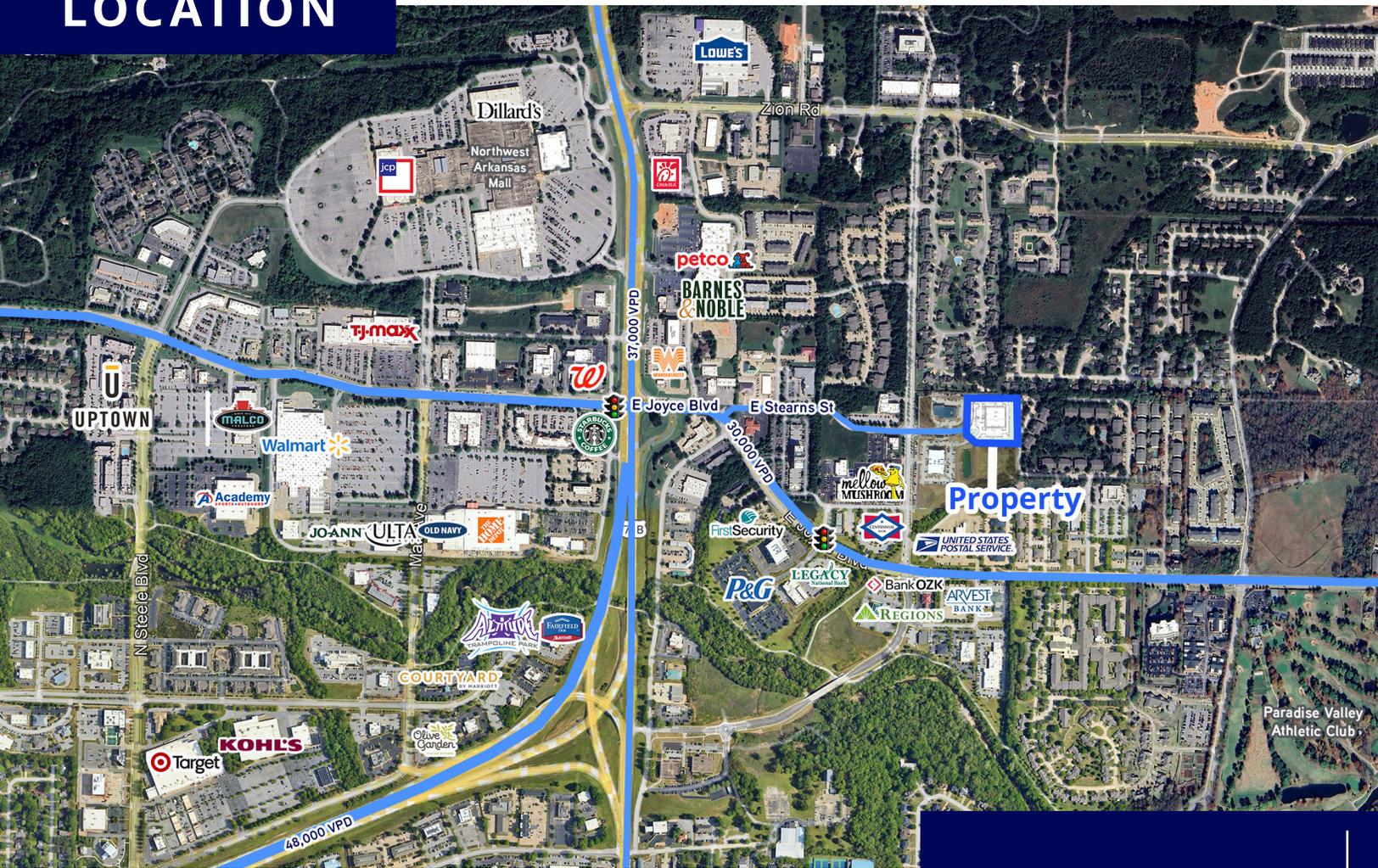


Suite 200
2,510 SF

Suite 300
2,536 SF



LOCATION



Surrounded by neighborhoods, retail & restaurant



Medical office building with anchor tenant Premier Dermatology



Quick access to N College & Fulbright Expressway

Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	5,117	47,209	135,336
Projected Population (2029)	5,551	49,686	142,122
Average HH Income (2024)	\$91,087	\$100,573	\$86,297
Proj. Average HH Income (2029)	\$102,496	\$115,353	\$99,254
Households (2024)	2,641	19,805	51,082

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