

# UNIQUE RESTAURANT OR COMMERCIAL SPACE FOR LEASE

2217 N College Ave Suite 1 | Fayetteville, AR 72703



## PHILIP SCHMIDT

PARTNER | AGENT

☎ 479.695.8264 | 📠 501.804.4447

pschmidt@kelleycp.com

## MATT STROM, CCIM

PARTNER | AGENT

☎ 479.695.8262 | 📠 479.650.8980

mstrom@kelleycp.com



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PARTNERS**



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## AVAILABLE

Suite 1: ±19,286 SF

## PRICE

\$16 PSF NNN

## COMMENTS

- Rare restaurant and event space opportunity
- High traffic area surrounded by commercial, residential, and schools
- Abundant parking
- Rear access to Green Acres Rd
- Owner will subdivide
- Could be repurposed for retail or office

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,584	69,292	118,754	239,072
AVERAGE HH INCOME	\$76,651	\$86,681	\$95,018	\$98,610
TOTAL HH	4,347	30,470	50,467	91,982

## TRAFFIC COUNTS

N College Ave - 27,026 VPD

## CO-TENANTS

The Grove Church



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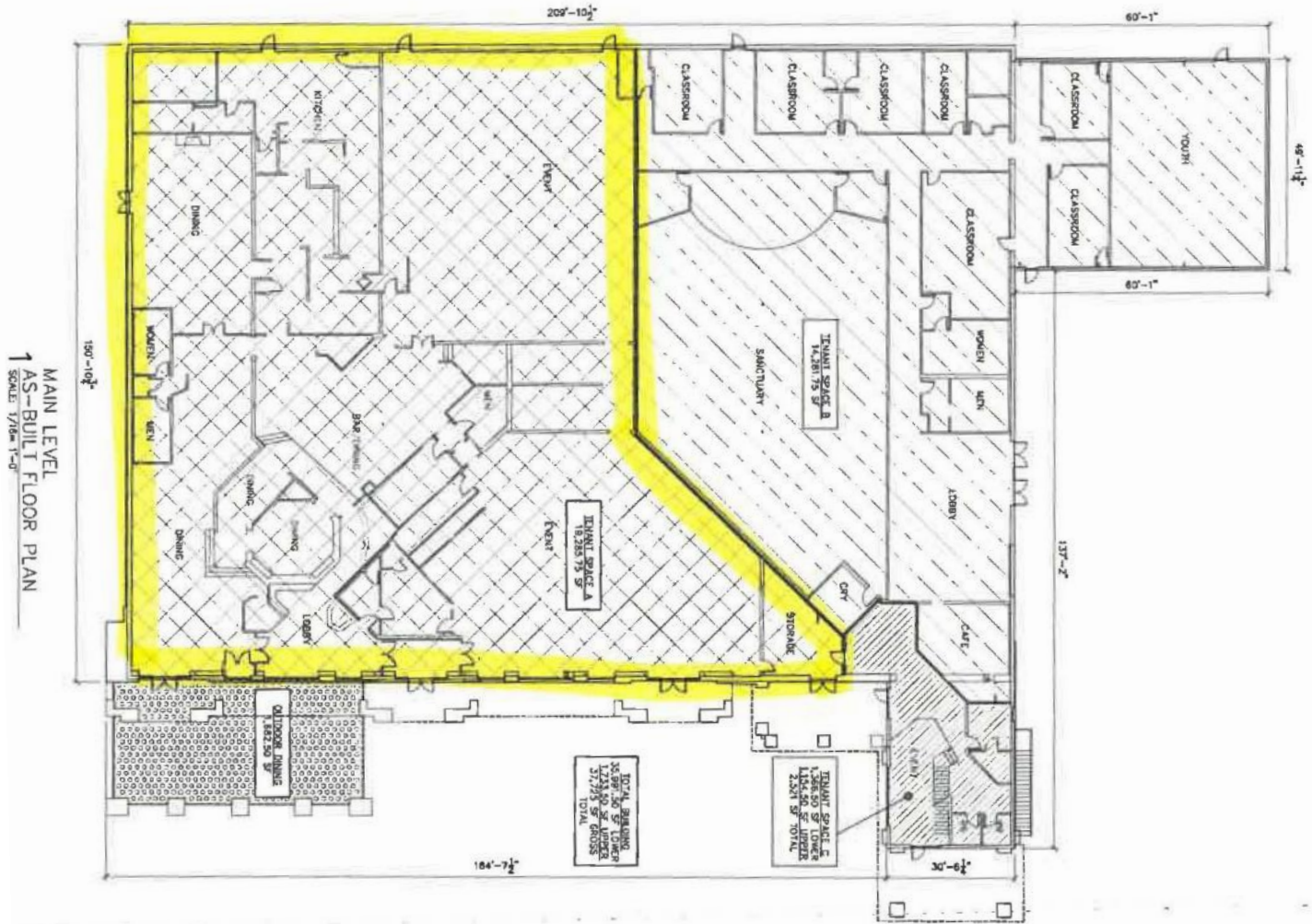


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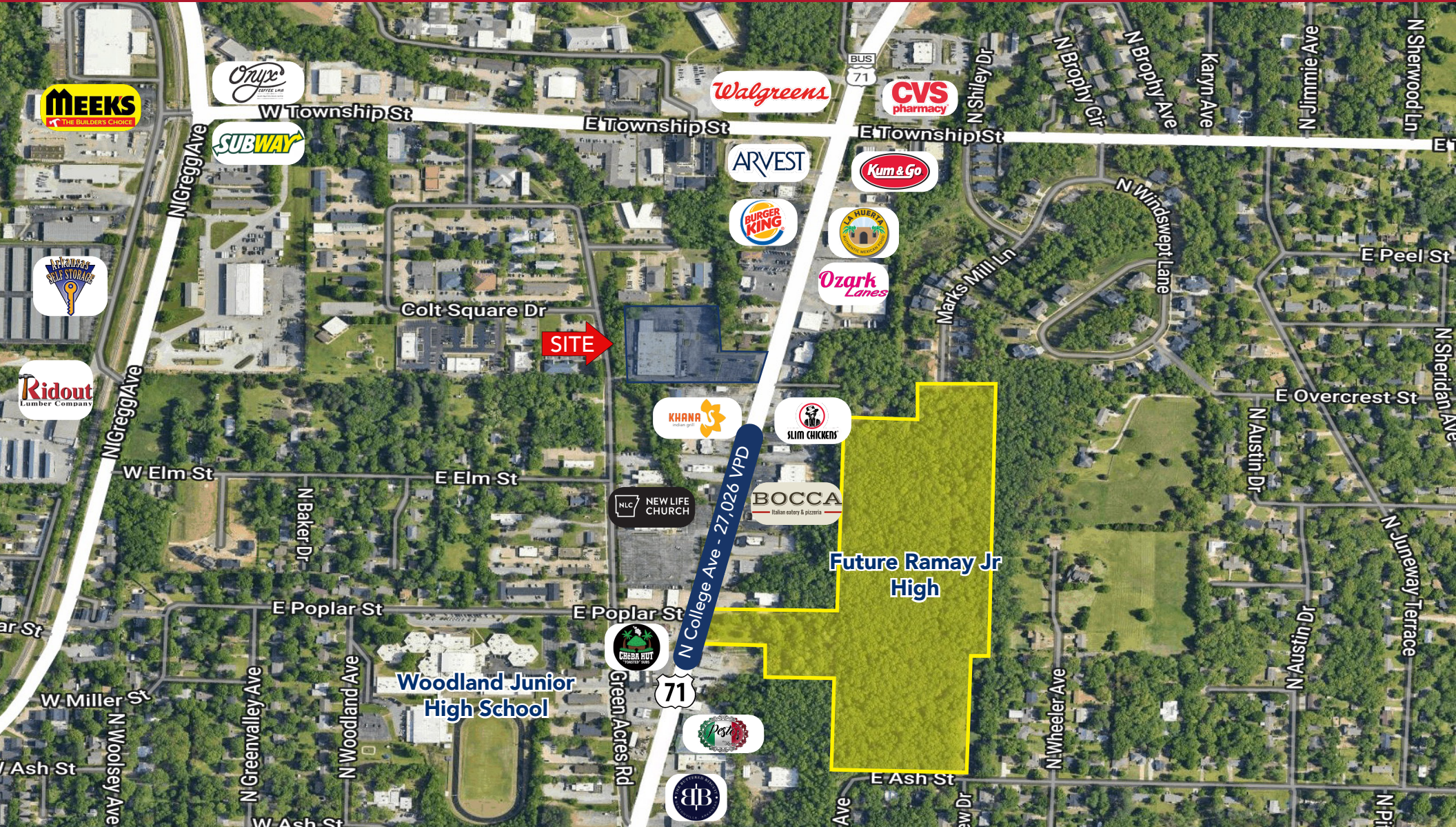
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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



KELLEY COMMERCIAL  
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kelleycp.com |   

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