

## PRIME OFFICE/RETAIL SUITES FOR LEASE



# 21 W MOUNTAIN STREET

21 W Mountain St, Fayetteville, AR 72701



### VIDEO

#### PROPERTY DESCRIPTION

Discover the perfect space for your business at 21 W Mountain St in Fayetteville, AR. This prime commercial property offers a spacious and versatile interior, ideal for retail, office, or event use. With its prominent location and ample natural light, this space provides a welcoming atmosphere for customers and employees alike. The modern design and high-traffic area make it an excellent choice for businesses looking to make a strong impression. Located in the same building as Tiny Tim's Pizza, right next door to Jammin Java, and just up the street from Hugo's Restaurant, there are many great places to grab lunch or visit on break. Private parking spots available in attached parking garage for \$210/mo with elevator access to street and other businesses.

#### PROPERTY HIGHLIGHTS

- +/- 1,000 to 6,346 SF office spaces available
- Private parking available for \$210/mo
- Flexible interior layouts suited for retail, office, or event use
- Ideal opportunity for businesses seeking a central, energetic Fayetteville location

#### OFFERING SUMMARY

Lease Rate:	\$14 - 25.50 SF/yr (NNN)
Available SF:	686 - 6,346 SF
Building Size:	24,600 SF

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,545	24,770	43,543
Total Population	14,755	59,938	105,448
Average HH Income	\$64,836	\$73,569	\$92,172

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#### SALMONSEN GROUP

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	686 - 6,346 SF	Lease Rate:	\$14 - \$25.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21 W Mountain St Suite 120	Available	1,000 SF	NNN	\$24.50 SF/yr	-
21 W Mountain St Suite 121	Available	686 SF	NNN	\$24.00 SF/yr	-
21 W Mountain St Suite 123	Available	5,475 SF	NNN	\$14.00 SF/yr	-
21 W Mountain St Suite 123A	Available	1,960 SF	NNN	\$15.50 SF/yr	-
21 W Mountain St Suite 123B	Available	3,415 SF	NNN	\$15.50 SF/yr	-
21 W Mountain St Suite 300	Available	6,346 SF	NNN	\$23.50 SF/yr	-
21 W Mountain St Suite 300A	Available	3,490 SF	NNN	\$25.50 SF/yr	-
21 W Mountain St Suite 300B	Available	2,855 SF	NNN	\$25.50 SF/yr	-

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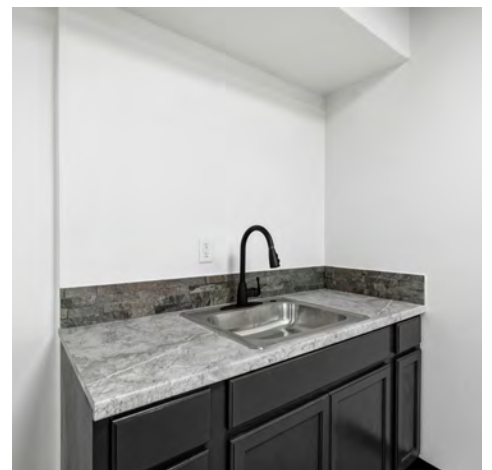
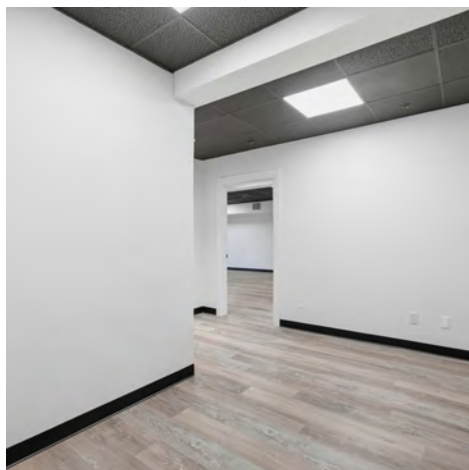
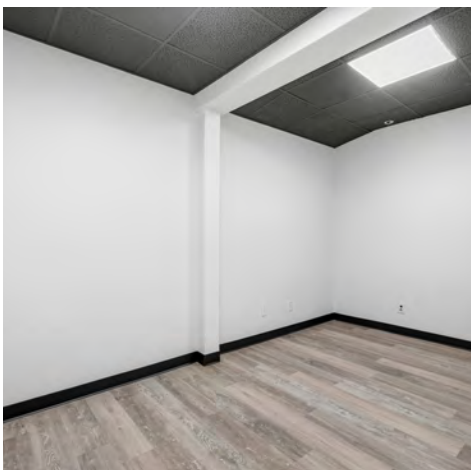
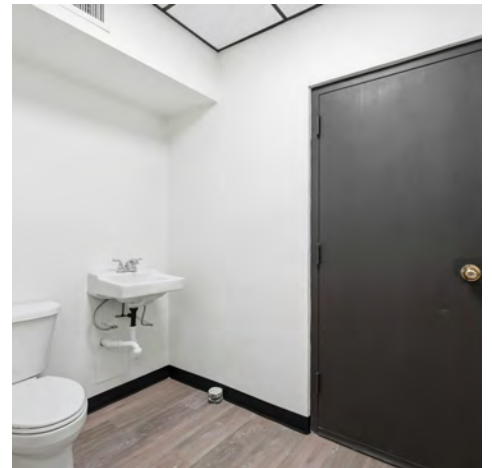
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# SUITE 120 - PHOTOS

21 W Mountain St, Fayetteville, AR 72701



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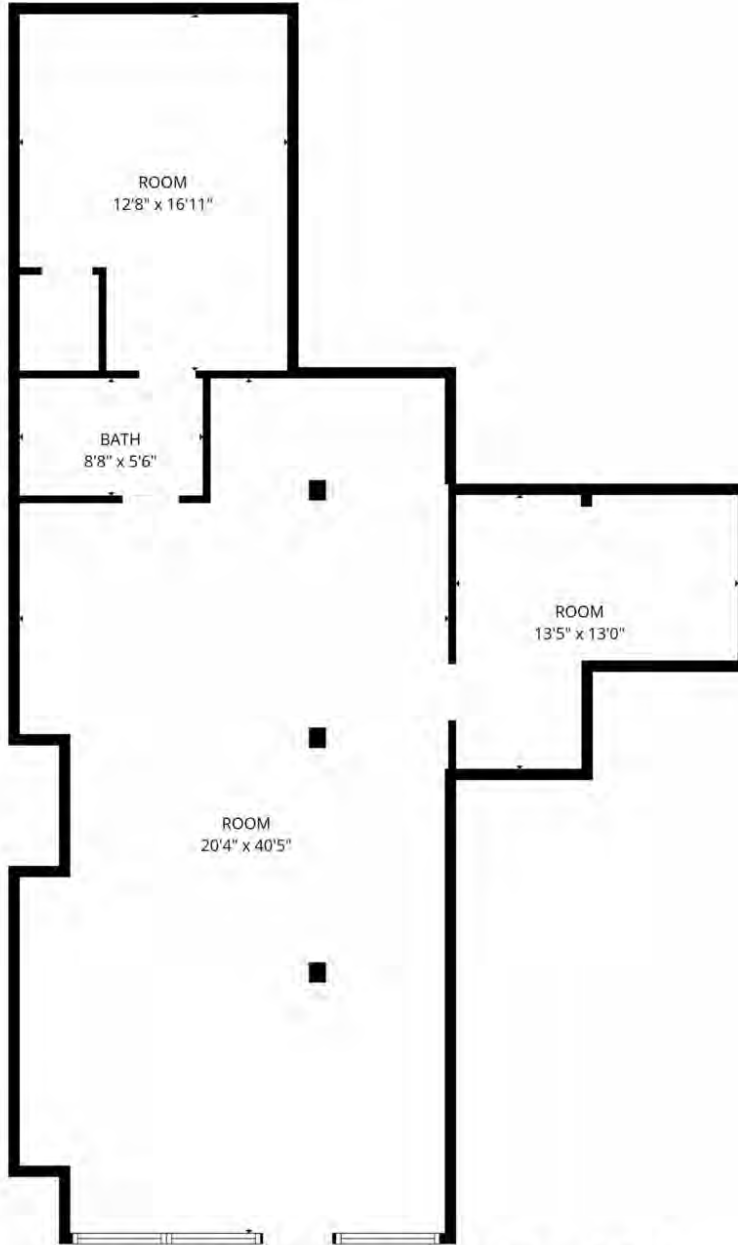
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# SUITE 120 - FLOOR PLAN

21 W Mountain St, Fayetteville, AR 72701



**21 W Mountain Suite 120**  
**+/- 1,000**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

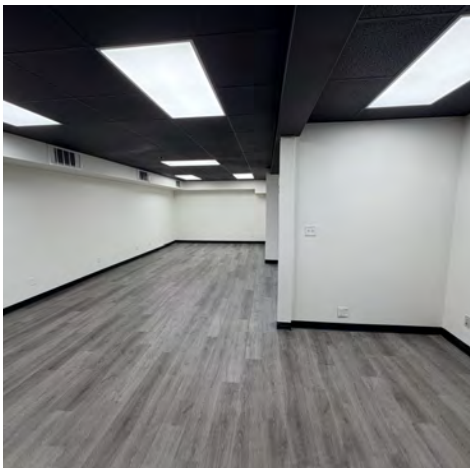
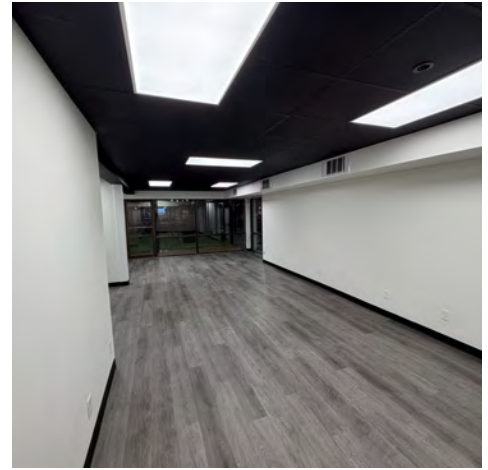
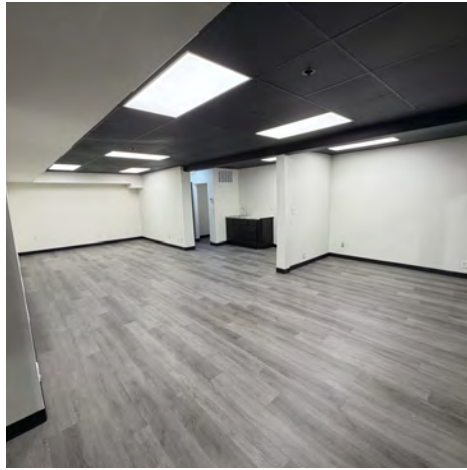
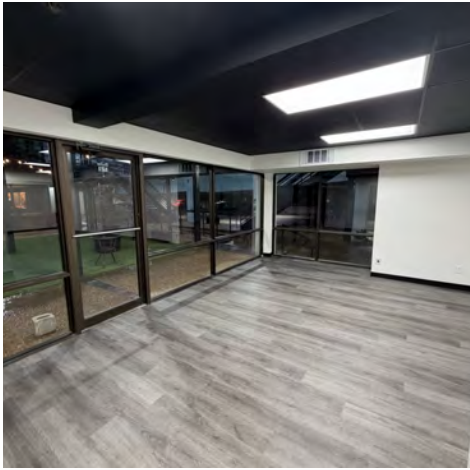
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# SUITE 121 PHOTOS

21 W Mountain St, Fayetteville, AR 72701



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# SUITE 121 FLOORPLAN

21 W Mountain St, Fayetteville, AR 72701



## Suite 121: +/- 686 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

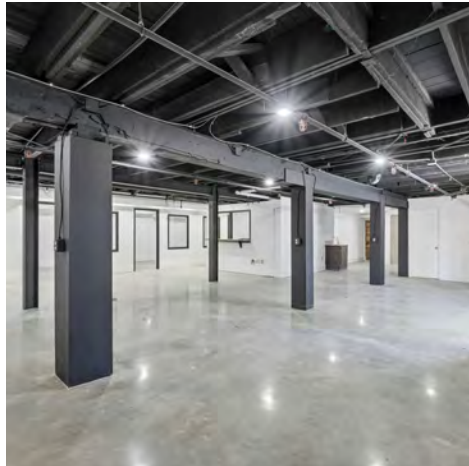
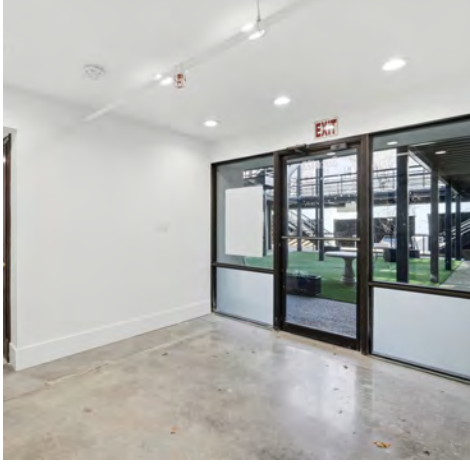
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# SUITE 123 - PHOTOS

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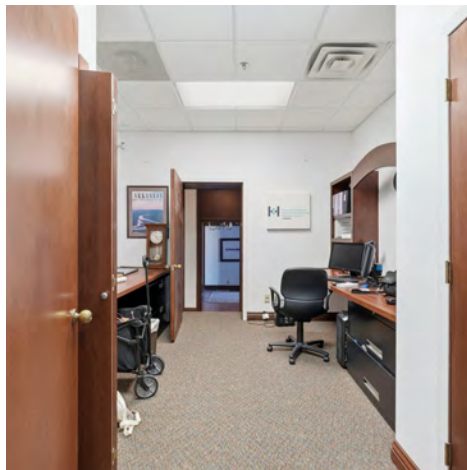
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# SUITE 300 PHOTOS

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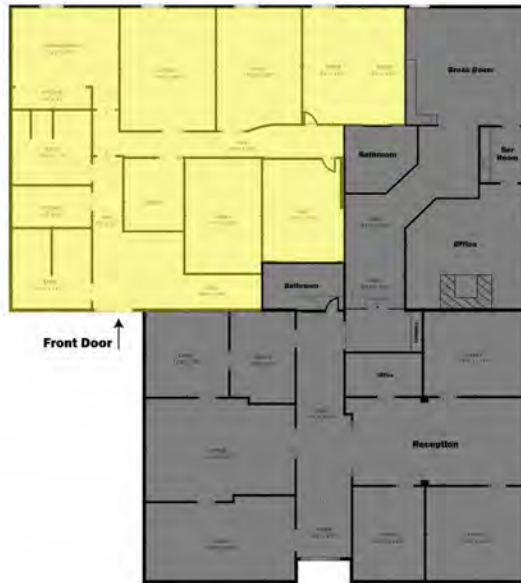
# SUITE 300 FLOORPLAN SPLIT

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**Suite 300 A**  
**+/- 3,490 SF**

**21 W Mountain St**



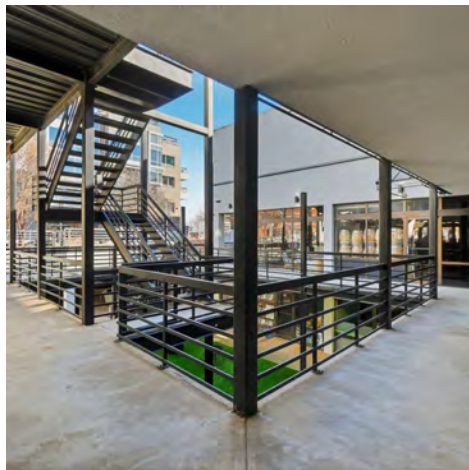
**Suite 300 B**  
**+/- 2,855 SF**

**21 W Mountain St**

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# PROPERTY PHOTOS

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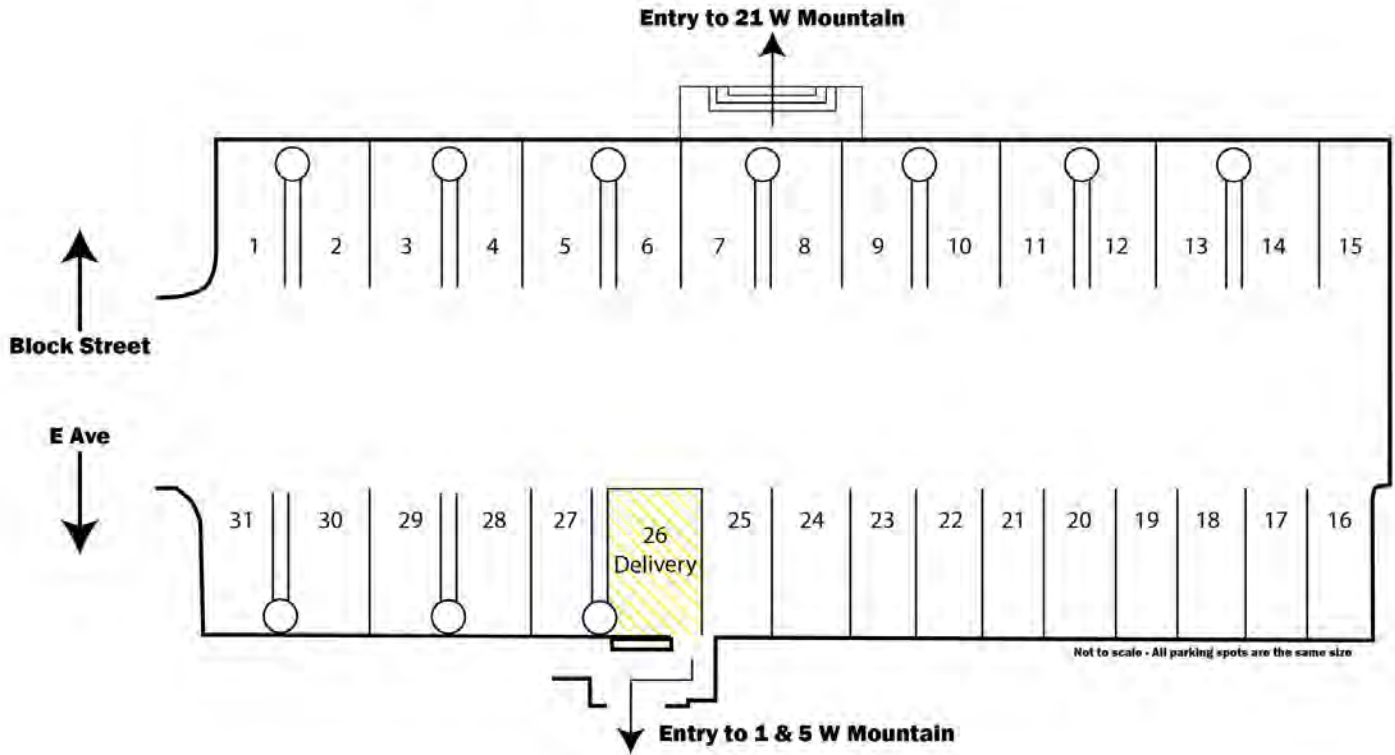
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## **1, 5 & 21 W Mountain Parking Map**



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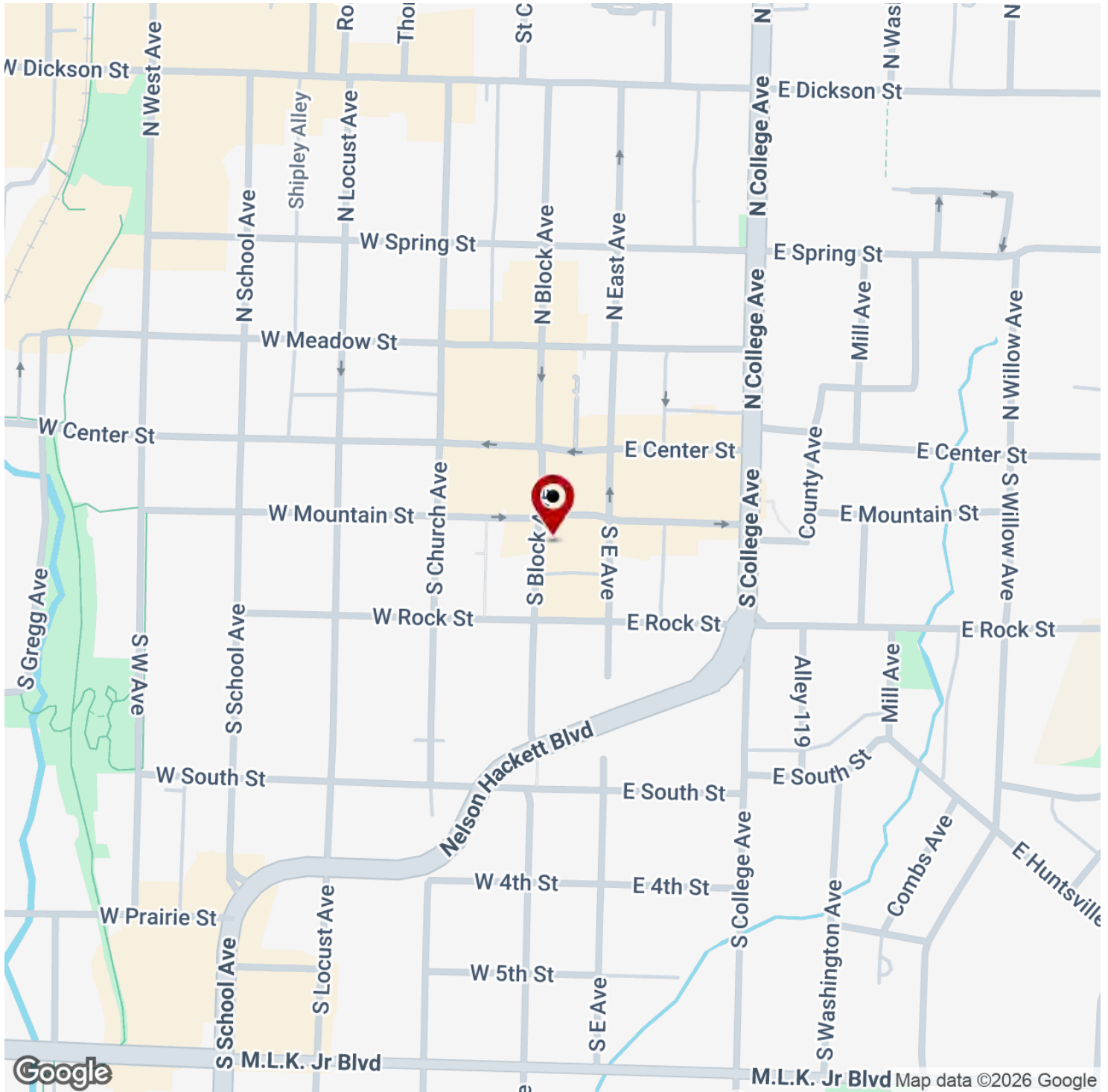
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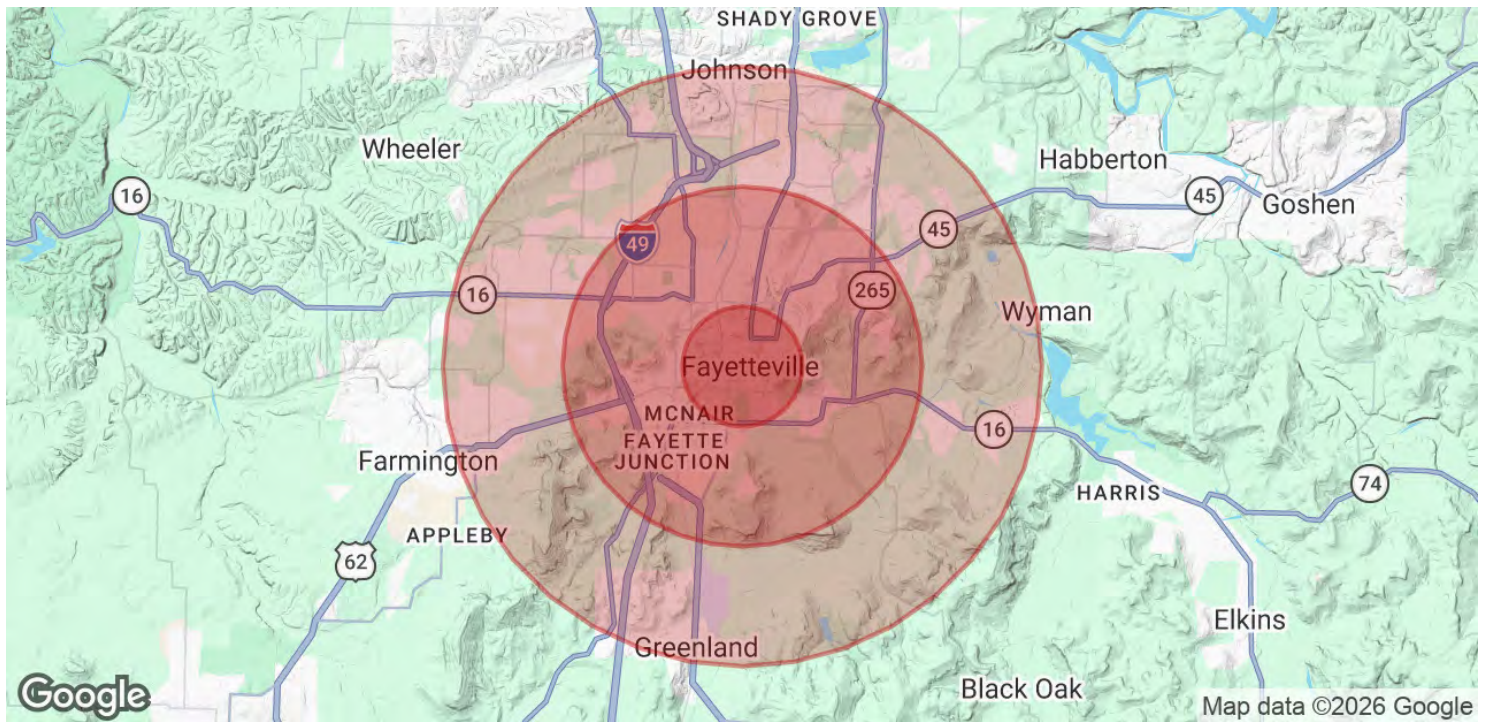
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,755	59,938	105,448
Average Age	30	32	34
Average Age (Male)	30	32	34
Average Age (Female)	30	33	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,545	24,770	43,543
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$64,836	\$73,569	\$92,172
Average House Value	\$390,307	\$348,491	\$360,712

2020 American Community Survey (ACS)

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