

COMMERCIAL SPACE FOR LEASE

2217 N College Ave Suite 1 | Fayetteville, AR 72703



**KELLEY COMMERCIAL
PARTNERS**

MATT STROM, CCIM
PARTNER | AGENT
O 479.695.8262 | C 479.650.8980
mstrom@kelleycp.com

PHILIP SCHMIDT
PARTNER | AGENT
O 479.695.8264 | C 501.804.4447
pschmidt@kelleycp.com

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AVAILABLE

Suite 1: ±19,286 SF

PRICE

\$18 PSF NNN

COMMENTS

- Rare commercial or 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	119,809	242,836
AVERAGE HH INCOME	\$98,362	\$93,642	\$101,175	\$105,126
TOTAL HH	4,347	30,470	50,672	93,159

TRAFFIC COUNTS

N College Ave - 27,026 VPD

CO-TENANTS

The Grove Church



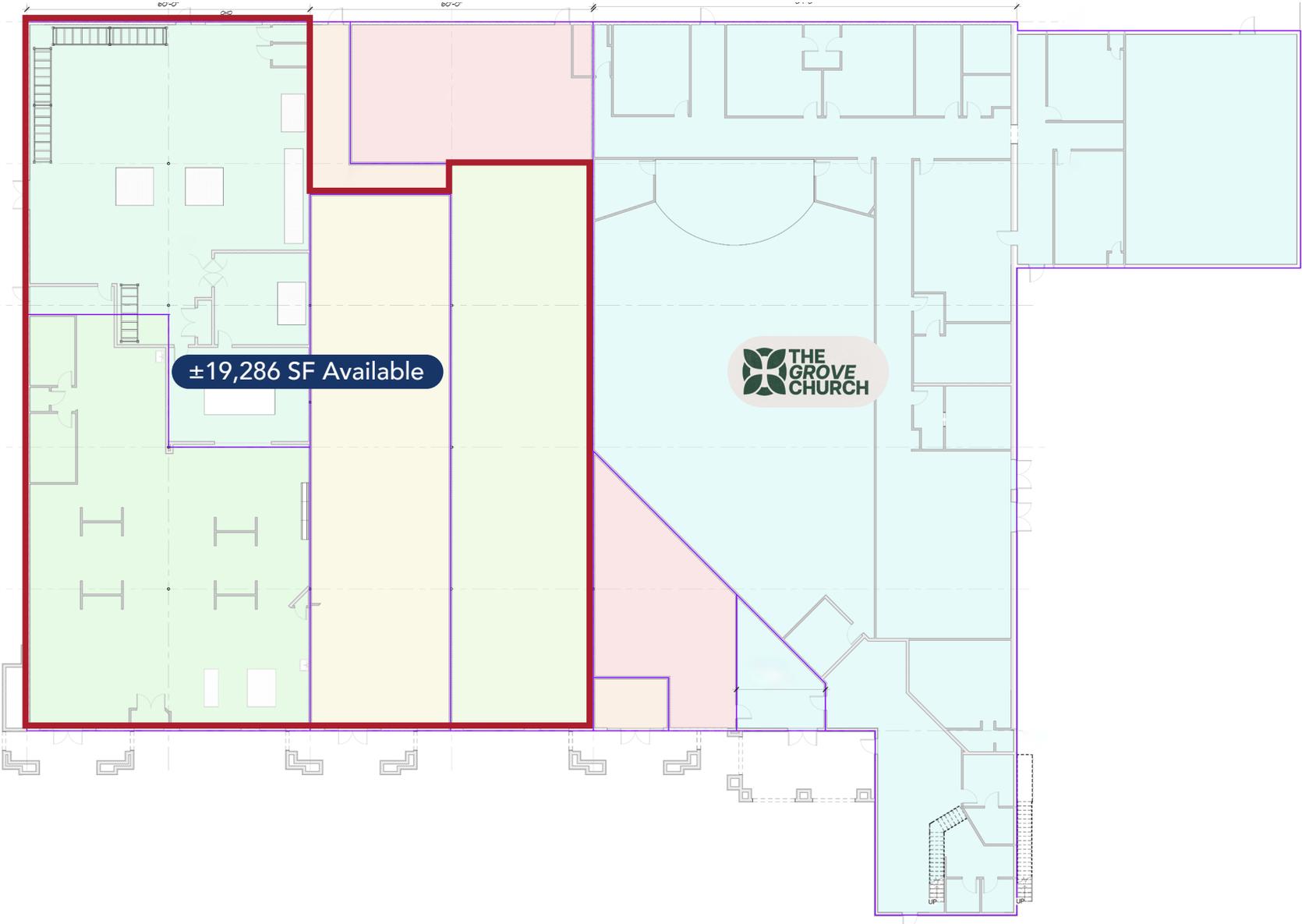
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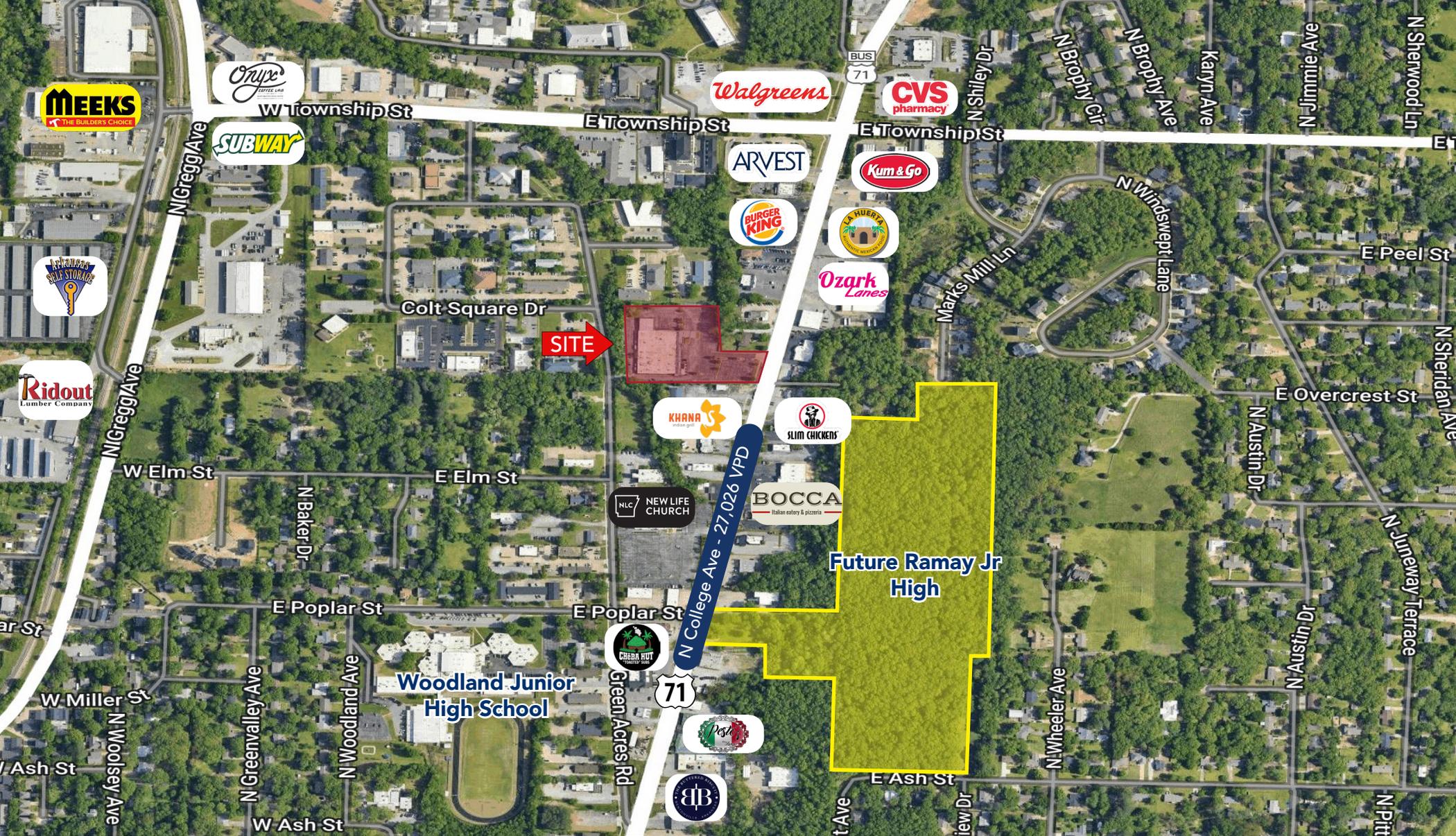
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Party City
NOBODY HAS MORE PARTY FOR LESS

Jordan Mike's Subs

McAlister's Deli

Arby's
Roasted Outlets

Taco Bell

Cold Stone Creamery

Senior Center

TJ-maxx

BEST BUY

SHOE CARNIVAL

Club

Green Eggs & Ham

NWA Mall

Dillard's

JCPenney

CHAMPS

RACK ROOM SHOES

EXPRESS
FACTORY OUTLET

FINISH LINE

at&t

FOREVER 21

Northwest Village

BARNES & NOBLE
BOOKSELLERS

NATURAL GROCERS

Chick-fil-e

Aaron's

petco

Spring Creek Centre

Walmart Supercenter

Newk's
CATERING

SLIM CHICKENS

DOLLAR TREE

Academy Sports & Outdoors

ULTA

OLD NAVY

DAVID'S BRIDAL

JO-ANN
fabric and craft stores

Office DEPOT

HOBBY LOBBY

THE BANK OF FAYETTEVILLE

PLATO'S CLOSET

Club

SEVEN BREW

Spring Creek Centre

TARGET

KOHL'S

LONGHORN STEAKHOUSE

PET SMART

SEPHORA

The UPS Store

GameStop

Olive Garden

Fiesta Square

HARPS HOMETOWN FRESH

AMC THEATRES

DICK'S SPORTING GOODS

H&R BLOCK

BIG LOTS!

WHOLE HOG CAFE

sam's club

Washington Regional

SITE →

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

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

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