

# RETAIL/WAREHOUSE SPACE FOR LEASE

1153 S School Ave | Fayetteville, AR 72701





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## AVAILABLE

±4,800 SF

## PRICE

\$5,000 Per Month | Gross

## HIGHLIGHTS

- Rare Vacancy in South Fayetteville
- 1.3 Miles to the University of Arkansas
- Strong Demographic trends
- Large parking lot with Ample Parking

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,125	54,460	102,213	213,401
AVERAGE HH INCOME	\$46,995	\$62,345	\$87,665	\$95,396
TOTAL HH	4,482	22,909	43,670	84,288

## TRAFFIC COUNTS

S School Ave - 11,602 VPD

W 15th Street - 15,263 VPD



**KELLEY COMMERCIAL  
PARTNERS**

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Baum-Walker  
Stadium



Vue Apartments



Hill Place Apartments

Alight Fayetteville  
Apartments

S School Ave - 11,602 VPD



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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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RETAIL ADVISORS