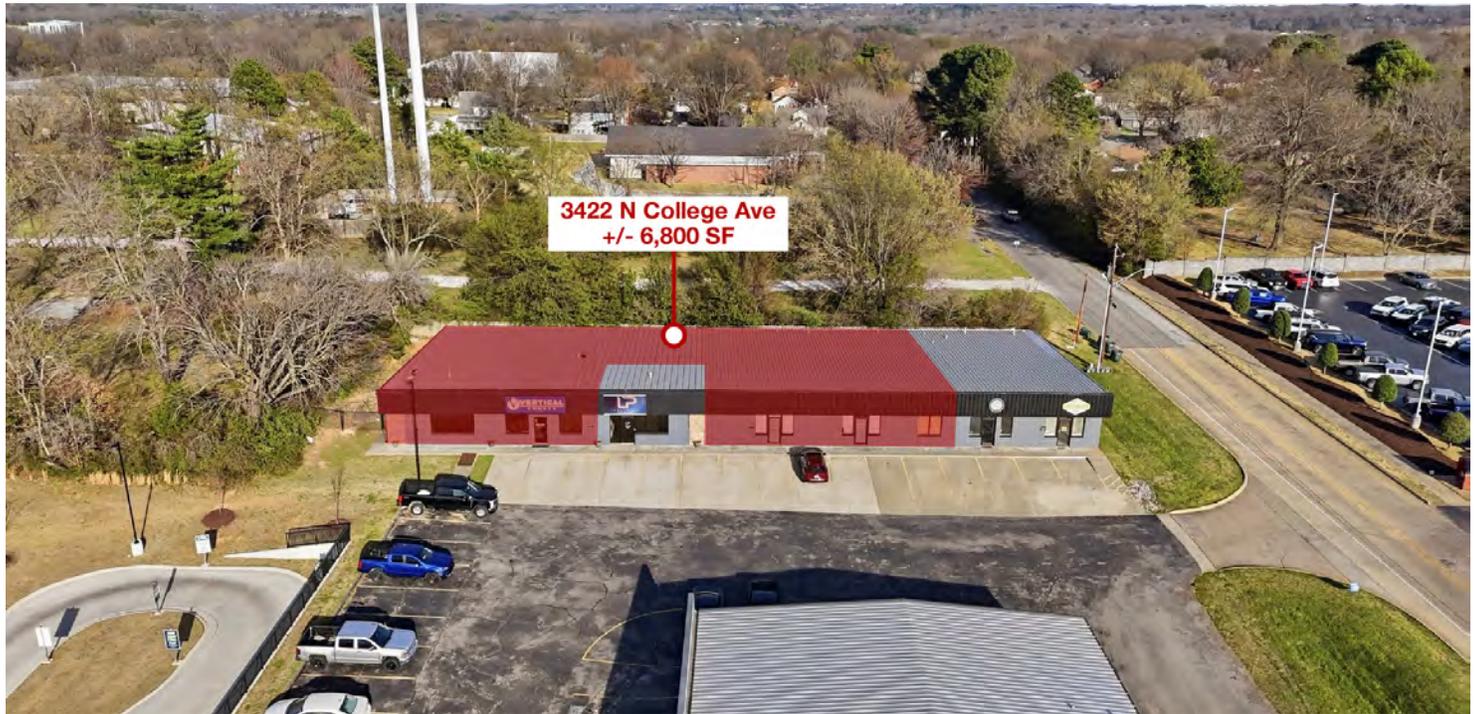


+/- 1,500 TO 6,800 SF OFFICE SPACE FOR LEASE



3416 & 3422 N COLLEGE AVE

Fayetteville, AR 72703



PROPERTY DESCRIPTION

Versatile +/- 1,500 SF to 6,800 SF space available for lease in a high-visibility location off N College Ave, which see approx. 33,000 VPD and offers convenient access to the US-71 on-ramp. Currently utilized as a church, the property is well suited for a wide range of uses including professional office, medical or therapy practice, retail, childcare, etc. The layout features 12 individual rooms that can function as private offices, conference rooms, patient rooms, or storage areas, along with 5 restrooms to support high occupancy. 2 expansive open areas provide flexibility for collaborative workspace, therapy activities, children's play areas, or event space. One of the areas includes a loft with table space, adding additional functionality to the space. Additional amenities include a kitchen and utility closet, enhancing convenience. With its adaptable floor plan, strong traffic counts, and strategic location, this property presents an excellent opportunity for businesses seeking both visibility and flexibility.

PROPERTY HIGHLIGHTS

- +/- 1,500 to 6,800 SF available for lease
- High visibility location
- Suitable for office, medical, retail, therapy, childcare, and more
- 12 individual rooms, 5 restrooms, and 2 large open areas
- Adaptable floorplan to support a variety of businesses

OFFERING SUMMARY

Lease Rate:	\$23.50 - 25.00 SF/yr (NNN)
Available SF:	1,477 - 6,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,654	21,491	51,971
Total Population	7,691	50,088	134,023
Average HH Income	\$99,061	\$107,622	\$92,878

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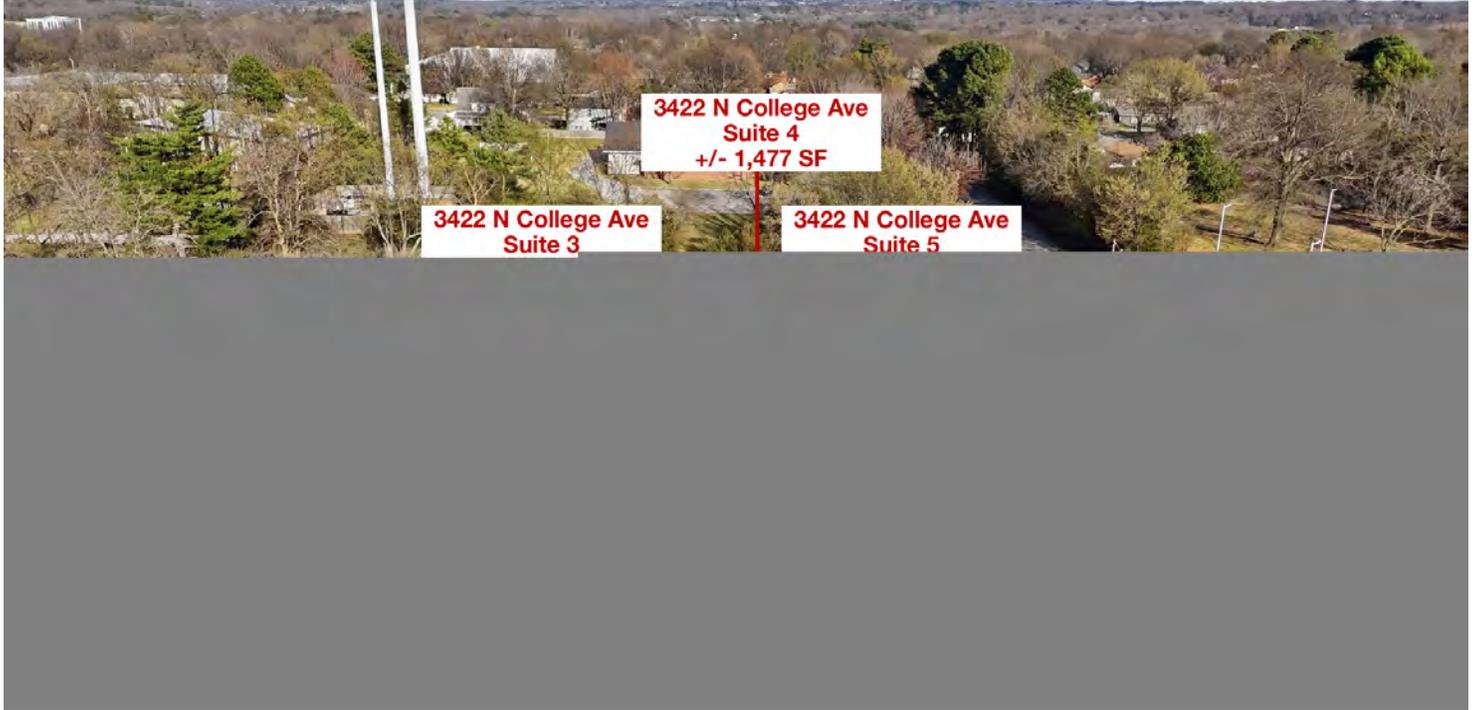
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3416 & 3422 N COLLEGE AVE

Fayetteville, AR 72703



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,477 - 6,800 SF	Lease Rate:	\$23.50 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3422 N College Suite 3	Available	3,288 SF	NNN	\$25.00 SF/yr	-
3422 N College Suite 4	Available	1,477 SF	NNN	\$25.00 SF/yr	-
3422 N College Suite 5	Available	1,945 SF	NNN	\$25.00 SF/yr	-
3422 N College Suite 3-5	Available	6,800 SF	NNN	\$23.50 SF/yr	-

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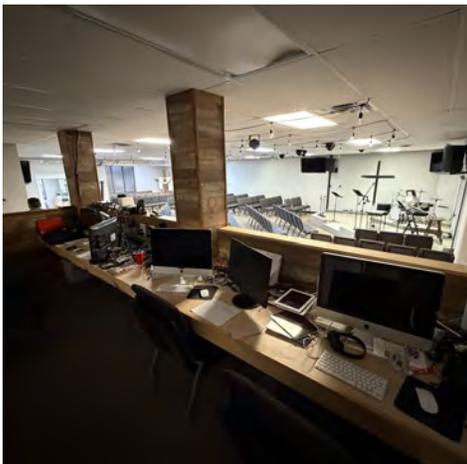
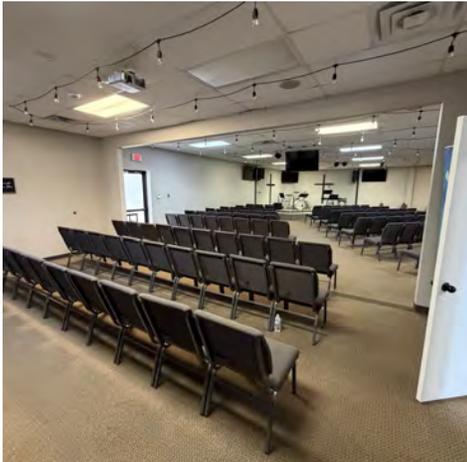
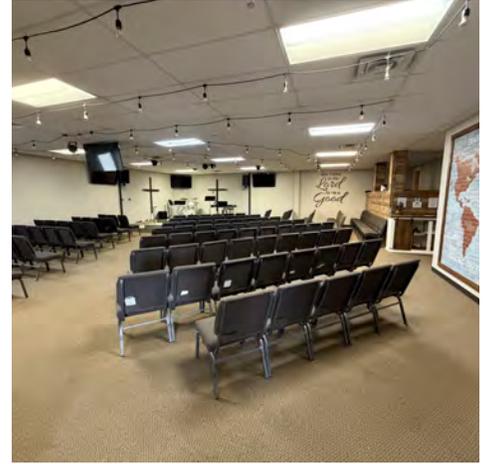
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3422 COLLEGE SUITE 3 PHOTOS

Fayetteville, AR 72703



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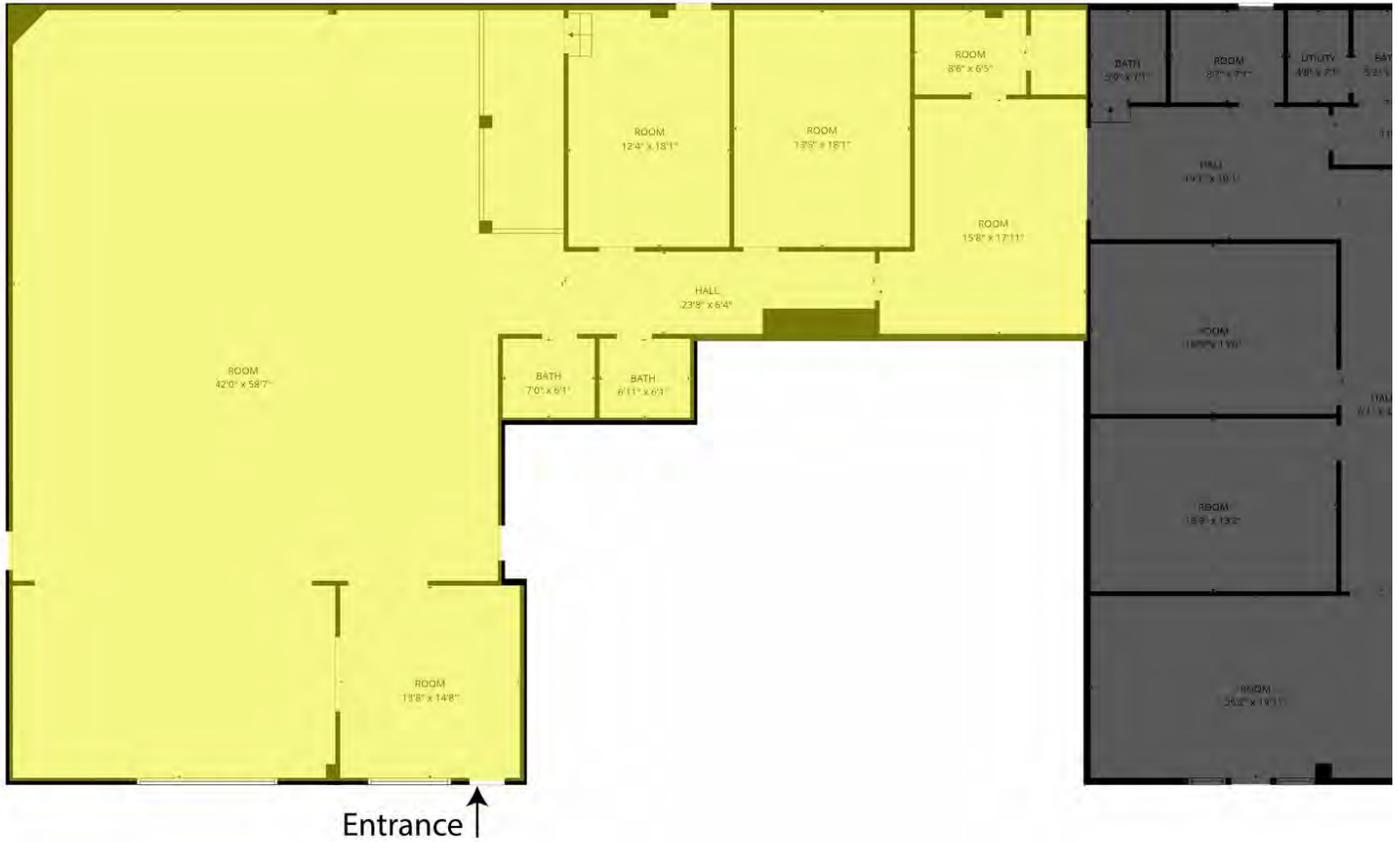
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3422 COLLEGE SUITE 3 FLOOR PLAN

Fayetteville, AR 72703

Suite 3: +/- 3,288 SF



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

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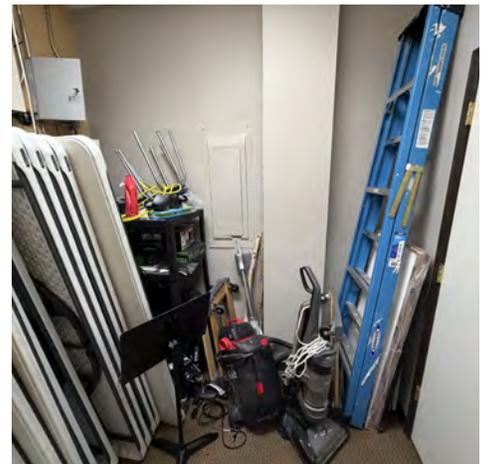
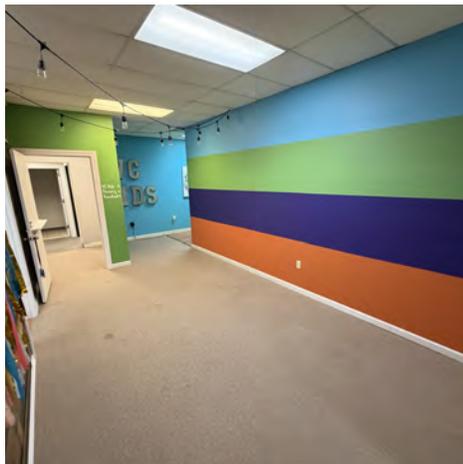
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+/- 1,500 TO 6,800 SF OFFICE SPACE FOR LEASE



3422 COLLEGE SUITE 4 PHOTOS

Fayetteville, AR 72703



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3422 COLLEGE SUITE 4 FLOOR PLAN

Fayetteville, AR 72703



Suite 4: +/- 1,477 SF



Entrance ↑

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3422 COLLEGE SUITE 5 PHOTOS

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3422 COLLEGE SUITE 5 FLOOR PLAN

Fayetteville, AR 72703

Suite 5: +/- 1,945 SF



Entrance ↑

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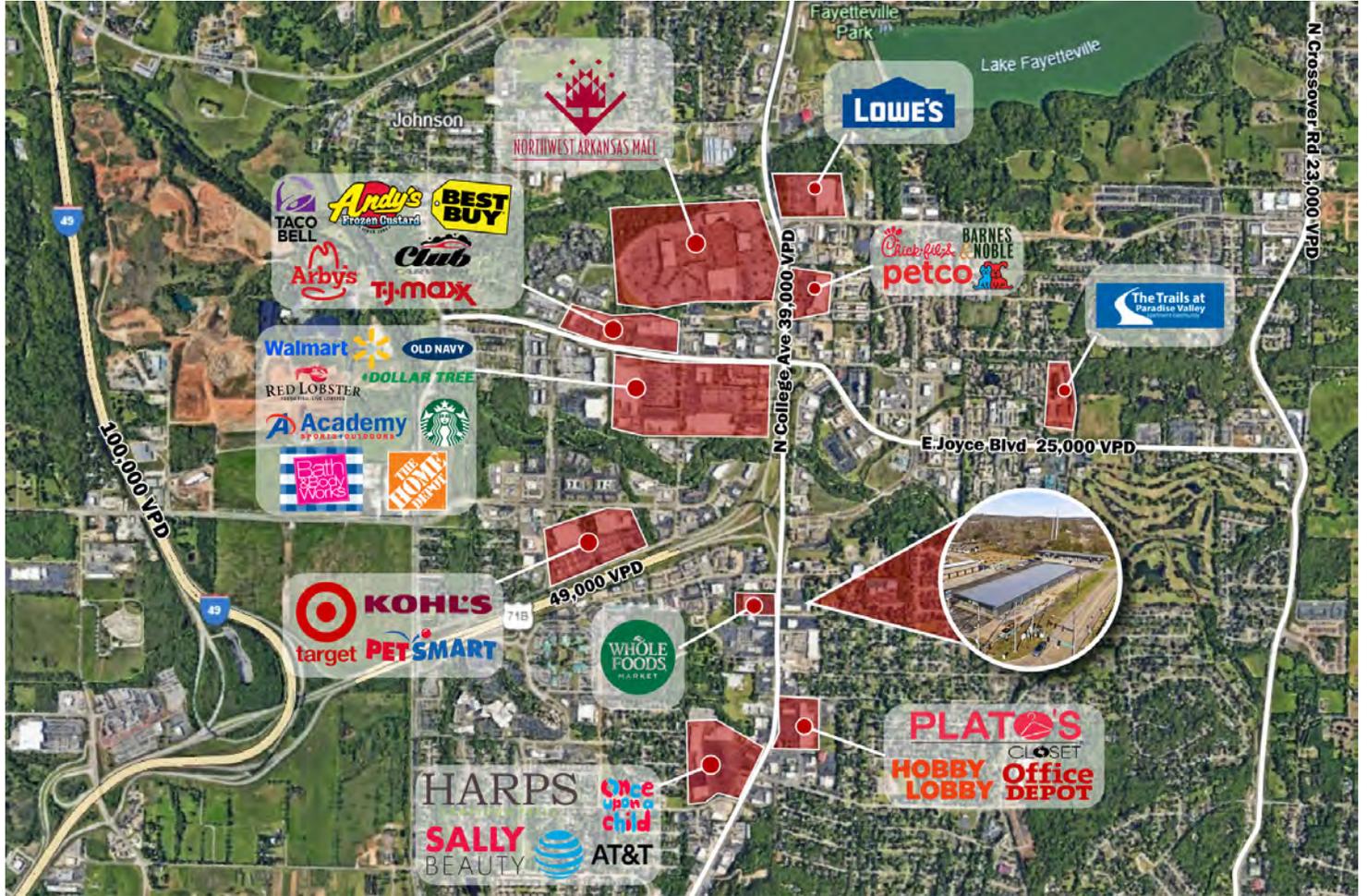
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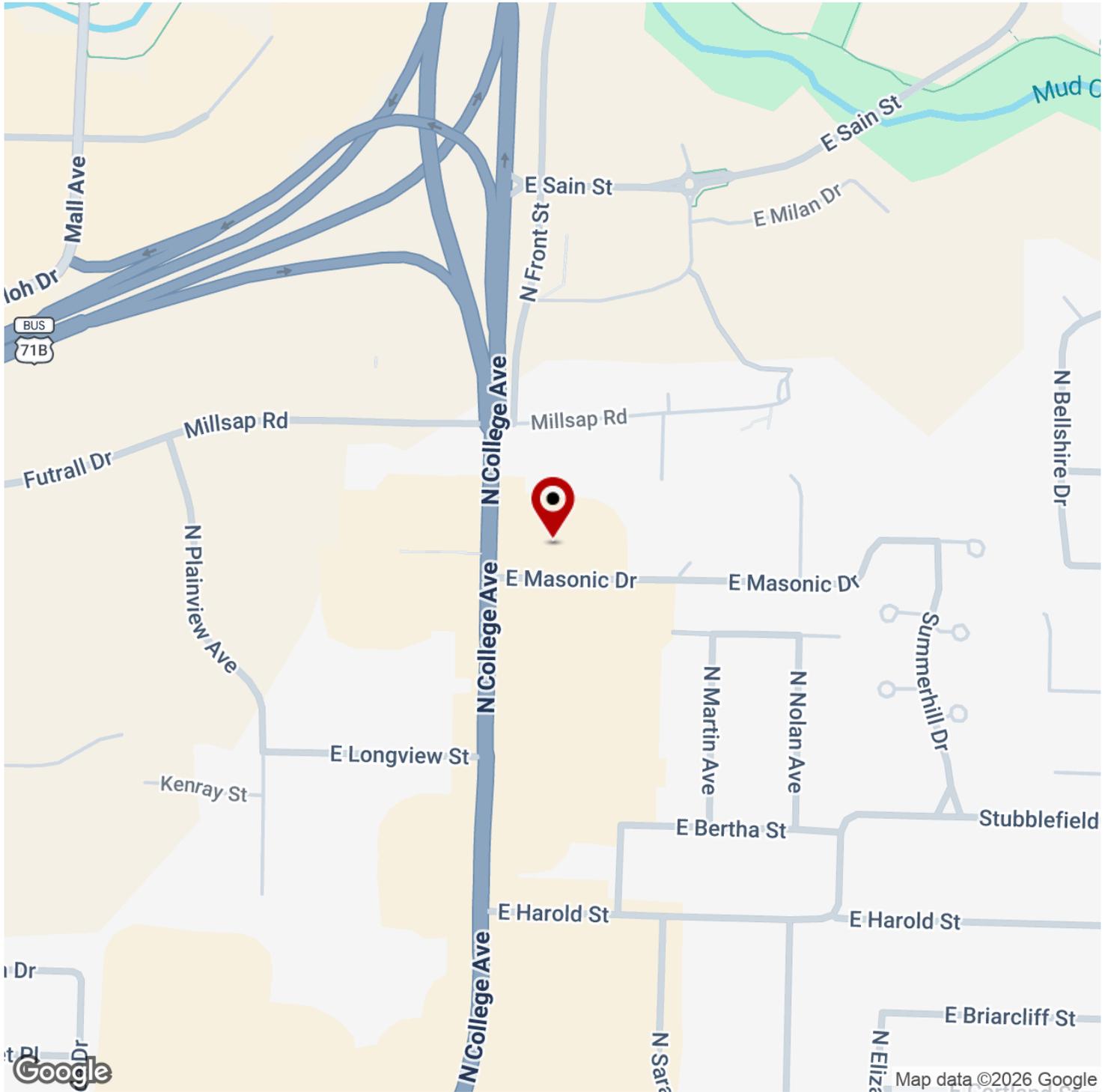
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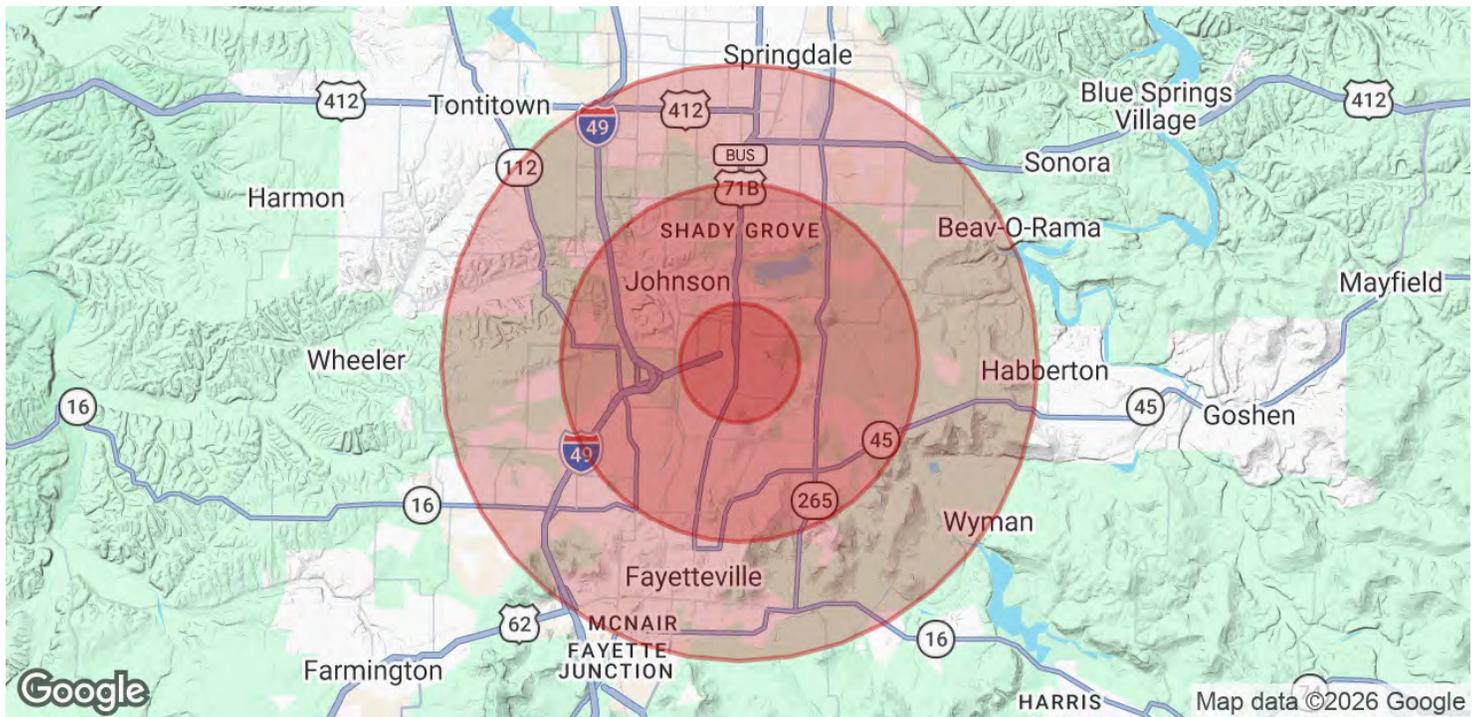
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,691	50,088	134,023
Average Age	38.0	36.1	32.9
Average Age (Male)	33.2	35.6	32.8
Average Age (Female)	42.1	37.5	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,654	21,491	51,971
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$99,061	\$107,622	\$92,878
Average House Value	\$376,472	\$368,200	\$337,727

2023 American Community Survey (ACS)

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