



FOR LEASE

6TH STREET SHOPPES

Property Highlights

- **Suite B11:** 2,100 SF SF Retail Space Available For Lease
- Lease Rate: \$22.00/SF NNN
- Co-tenants in center include Goodwill, PetSense, H&R Block, Sally Beauty, Papa Murphy's, and more
- Walmart and Lowe's shadow-anchored retail center
- 256 parking spaces
- Located off the high traffic corridor of MLK Jr Blvd, seeing 42,000 ± VPD
- Easy access to I-49
- Less than 2 miles from the University of Arkansas

*information deemed reliable but not guaranteed

For more information, please contact:

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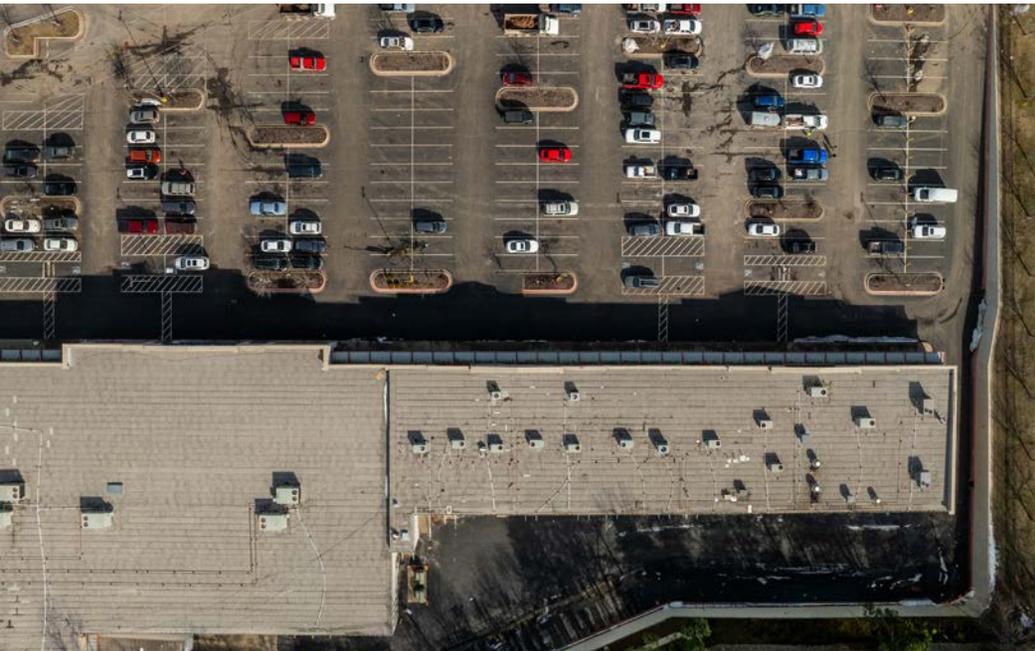
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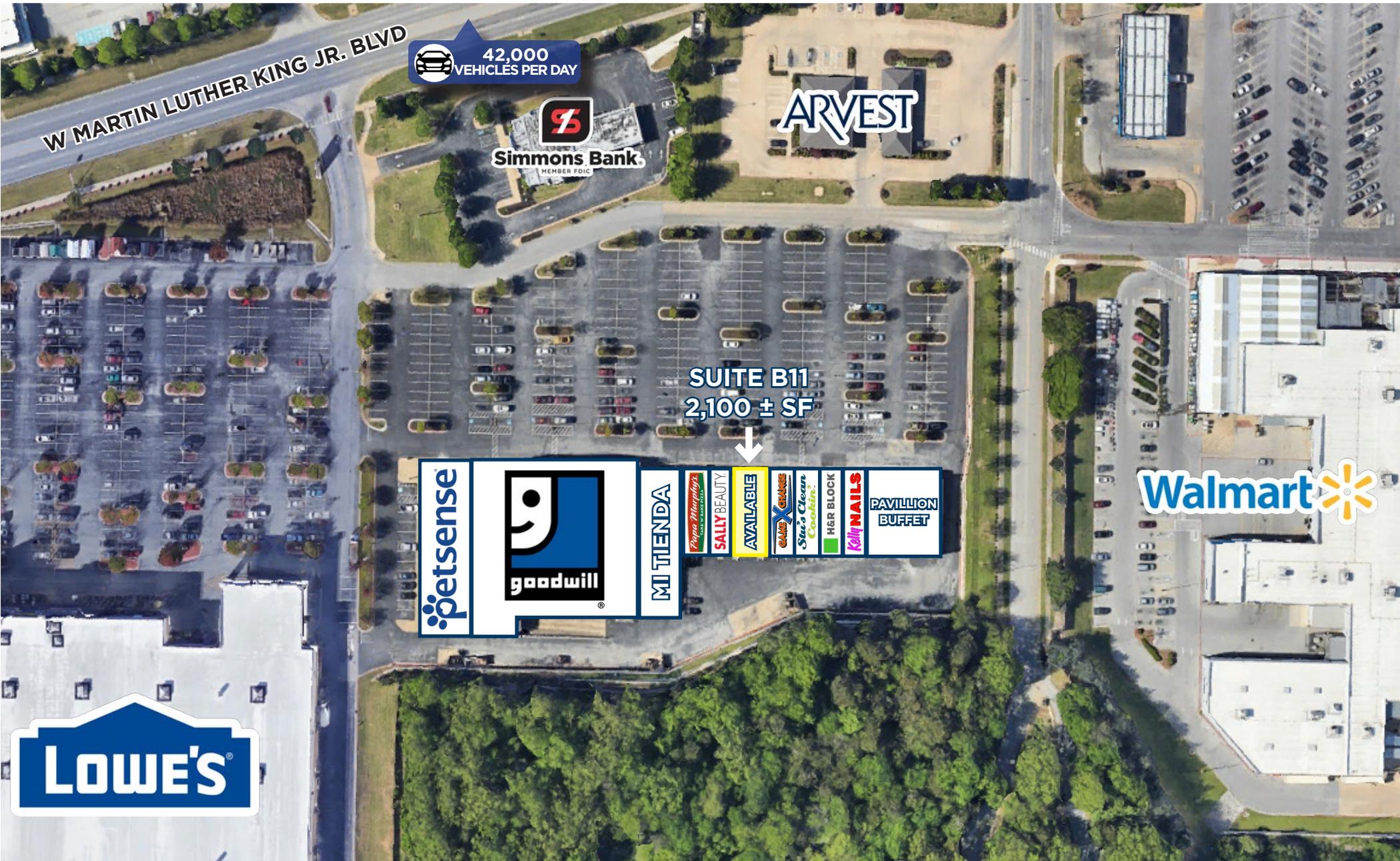
479 845 3000
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PHOTOS 3049 W MLK JR BLVD, SUITE B11 | FAYETTEVILLE, AR

CUSHMAN & WAKEFIELD

sage
PARTNERS





42,000
VEHICLES PER DAY

Simmons Bank
MEMBER FDIC

ARVEST

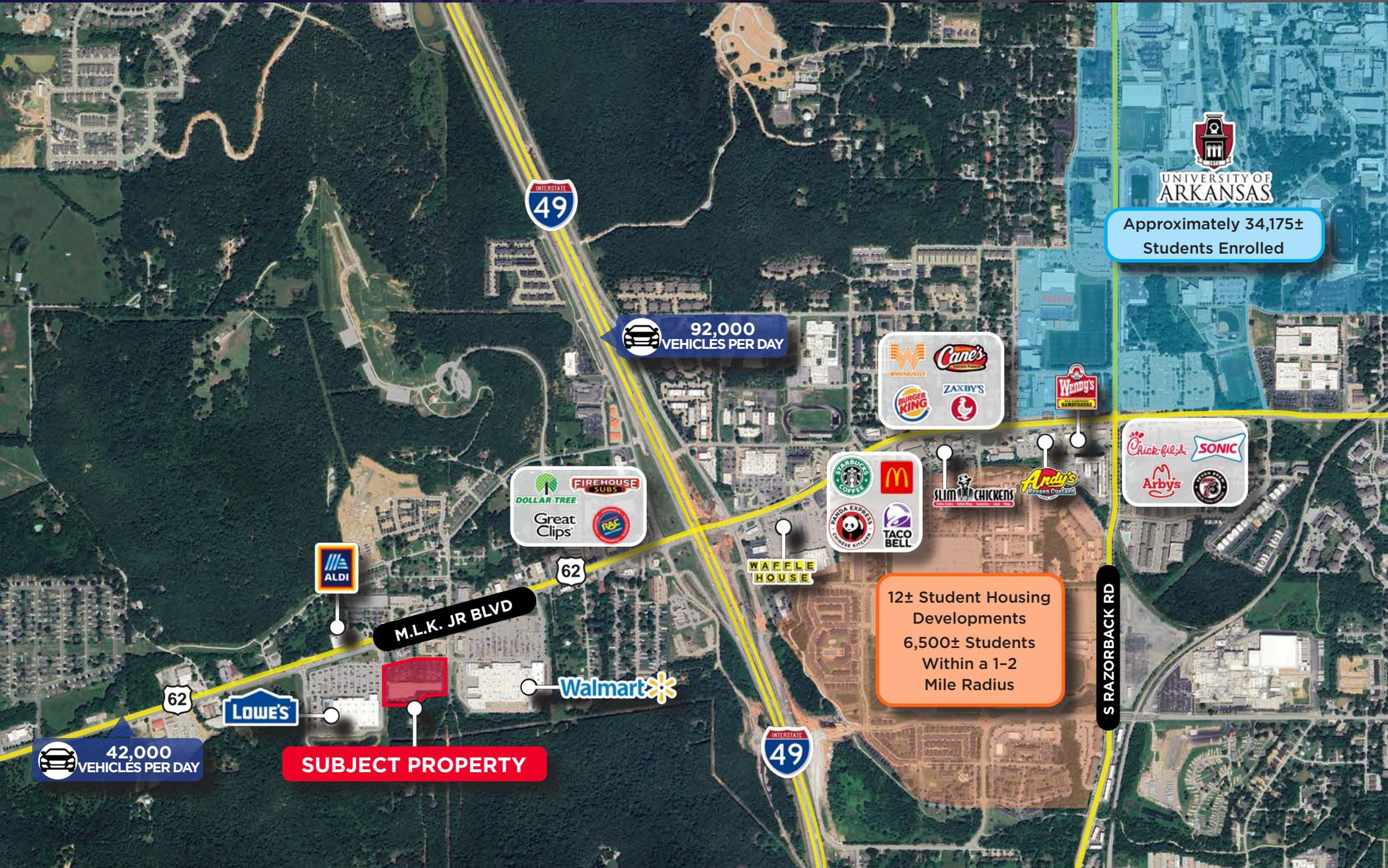
SUITE B11
2,100 ± SF

petsense
goodwill
MI TIENDA
Sally Beauty
AVAILABLE
Game X-Change
Sun's Clean Cocobiz
H&R BLOCK
Kelly Nails
PAVILLION BUFFET

Walmart

LOWE'S

W MARTIN LUTHER KING JR. BLVD



SUBJECT PROPERTY

M.L.K. JR BLVD

S RAZORBACK RD

INTERSTATE
49

62

62

INTERSTATE
49


UNIVERSITY OF ARKANSAS

Approximately 34,175±
Students Enrolled

 **92,000**
VEHICLES PER DAY

 **42,000**
VEHICLES PER DAY

12± Student Housing
Developments
6,500± Students
Within a 1-2
Mile Radius

 **DOLLAR TREE**
 **FIREHOUSE SUBS**
 **Great Clips**


 **Wendy's**
 **ZAXBY'S**
 **Cane's**


 **STARBUCKS**
 **McDonald's**
 **PANDA EXPRESS**
 **TACO BELL**

 **SLIM CHICKENS**


 **Chick-fil-A**
 **SONIC**
 **Arby's**


WAFFLE HOUSE

LOWE'S

Walmart

ALDI