

+/- 600SF OFFICE SPACE FOR LEASE

2417 NORTH COLLEGE AVENUE

Fayetteville, AR 72703



PROPERTY DESCRIPTION

This versatile +/- 650 SF office/retail space located on N College Ave, a prime corridor with approx. 31,000 VPD is excellent for visibility and exposure. Featuring an open floor plan, this space is ideal for a small business seeking a dedicated office, boutique retail, studio, or service space. The unit offers large storefront windows that flood the space with natural light, along with a private restroom and convenient storage closet. Available on a modified gross lease, tenant is responsible for a \$150/mo water and trash fee, plus separately metered utilities, in addition to base rent. Perfect opportunity for businesses looking to establish a presence in a high traffic, well located area.

PROPERTY HIGHLIGHTS

- ±600 SF office / retail space
- Excellent visibility and exposure for small businesses
- Open floor plan ideal for office, boutique retail, studio, or service use
- Large storefront windows providing abundant natural light

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	600 SF
Building Size:	1,575 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,406	26,052	47,597
Total Population	7,647	63,012	118,906
Average HH Income	\$98,827	\$94,156	\$94,811

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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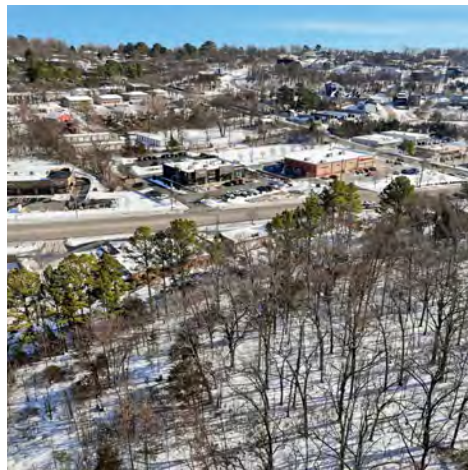
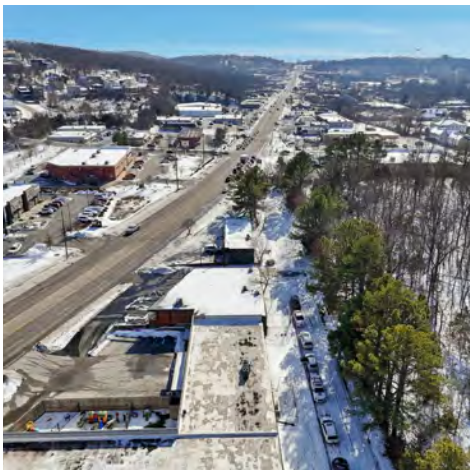
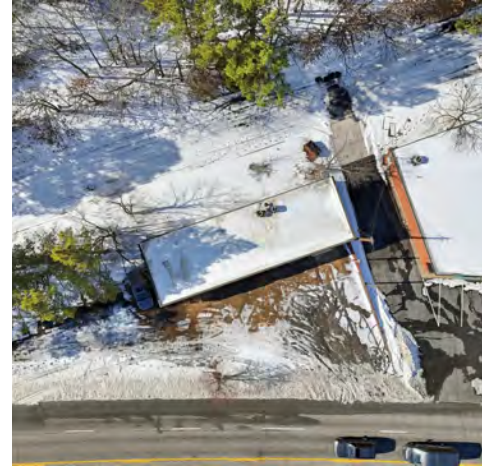
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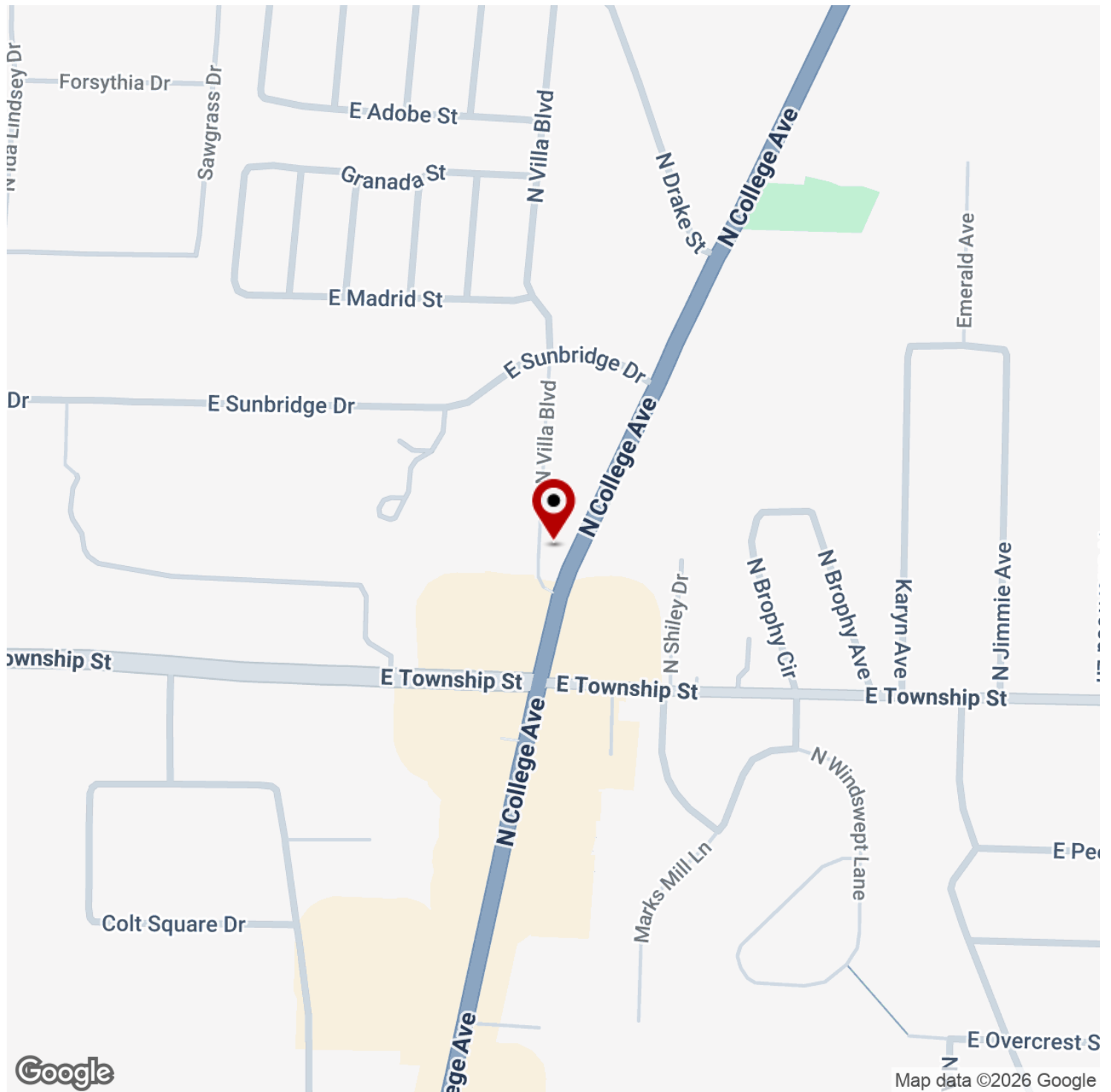
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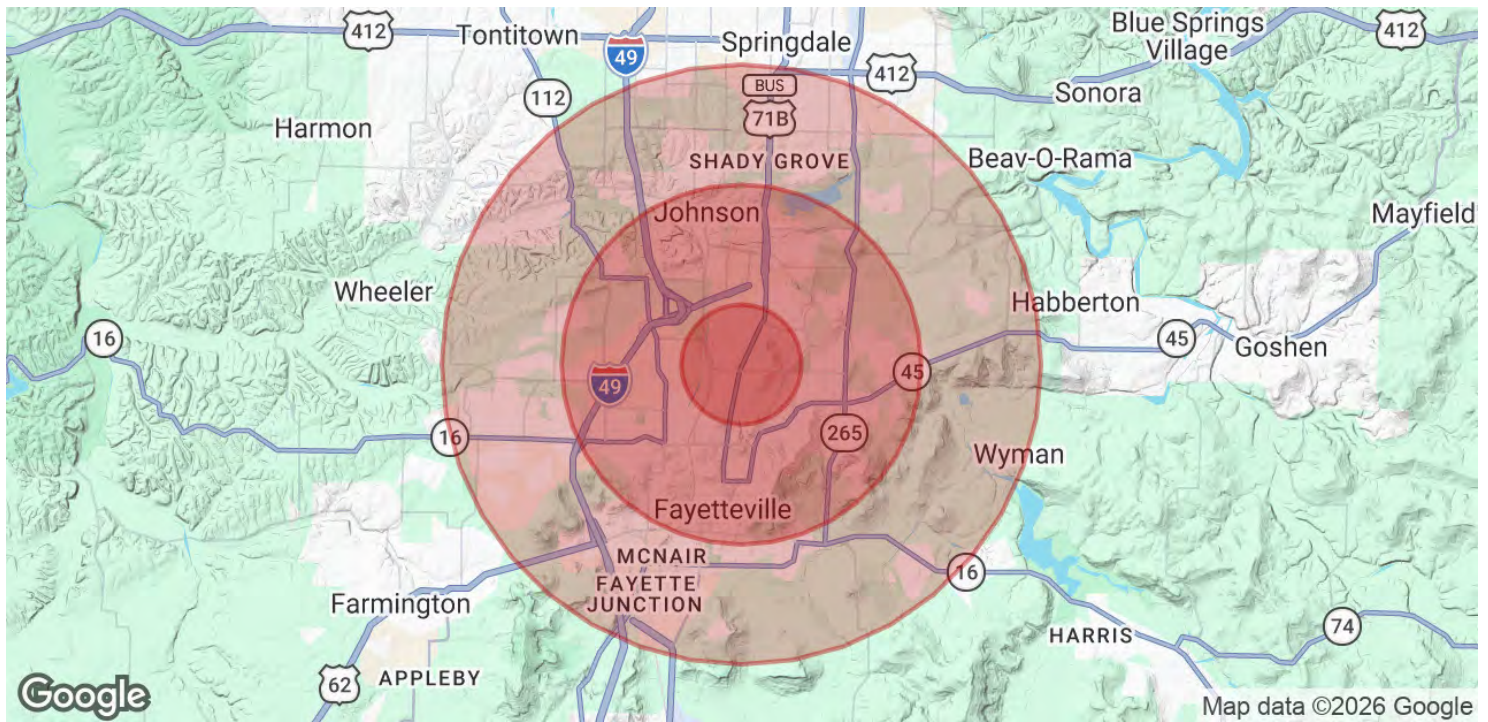
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,647	63,012	118,906
Average Age	35.7	33.0	33.1
Average Age (Male)	36.6	32.7	32.9
Average Age (Female)	38.7	34.1	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,406	26,052	47,597
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$98,827	\$94,156	\$94,811
Average House Value	\$370,991	\$385,841	\$349,980

2023 American Community Survey (ACS)

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