

3416 N COLLEGE AVE

Fayetteville, AR 72703



PROPERTY DESCRIPTION

Position your business in a high visibility location on N College Ave (33,000 VPD) in Fayetteville with this +/- 1.31 acre ground lease/build to suit opportunity. The property offers approx. 188 feet of frontage and is zoned Urban Corridor, providing flexibility for a variety of commercial uses. Fayetteville's Urban Corridor District is designed to encourage vibrant, walkable, mixed-use development. Permitted uses include retail, restaurants, sidewalk cafes, recreational facilities, commercial recreation, and more. This zoning offers significant flexibility with no minimum lot area or lot width requirements and no maximum density, while allowing buildings to be up to 8 stories. Ideal for fast food restaurants, banks and financial institutions, coffee shops, auto related businesses, and other high traffic commercial users. All major utilities are already available on site, including water, sewer, electric, and gas, helping streamline the development process. An excellent opportunity to create a purpose-built location in a well established Fayetteville commercial corridor.

PROPERTY HIGHLIGHTS

- +/- 1.31 Acres for Ground Lease/Build-to-Suit
- Directly on N College Ave (33,000 VPD)
- Approx. 188' of Road Frontage
- Urban Corridor Zoning
- All Major Utilities on Site

OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	1.31 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	21,501	51,976	71,655
Total Population	50,106	134,036	187,965
Average HH Income	\$107,596	\$92,875	\$94,680

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

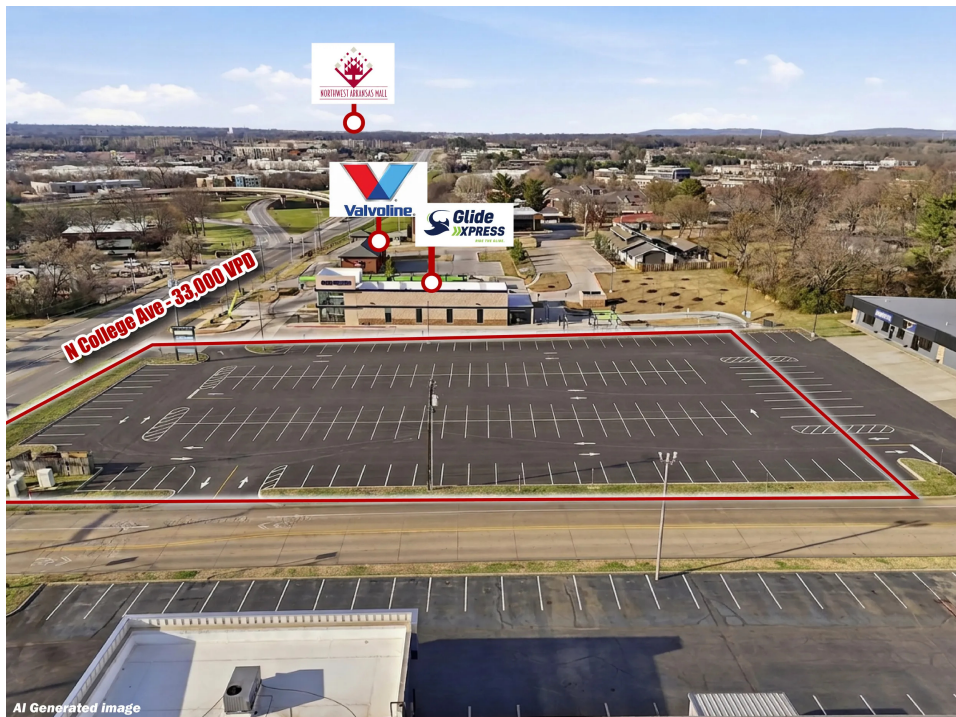
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

3416 N COLLEGE AVE

Fayetteville, AR 72703



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.

SALMONSEN GROUP

Executive Broker

O: 479.231.1355

C: 479.330.1250

sgrleadmanager@gmail.com

AR #EB00066512

KW COMMERCIAL

201 SW 14th St.

Suite 203

Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

3416 N COLLEGE AVE

Fayetteville, AR 72703



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.

SALMONSEN GROUP

Executive Broker

O: 479.231.1355

C: 479.330.1250

sgrleadmanager@gmail.com

AR #EB00066512

KW COMMERCIAL

201 SW 14th St.

Suite 203

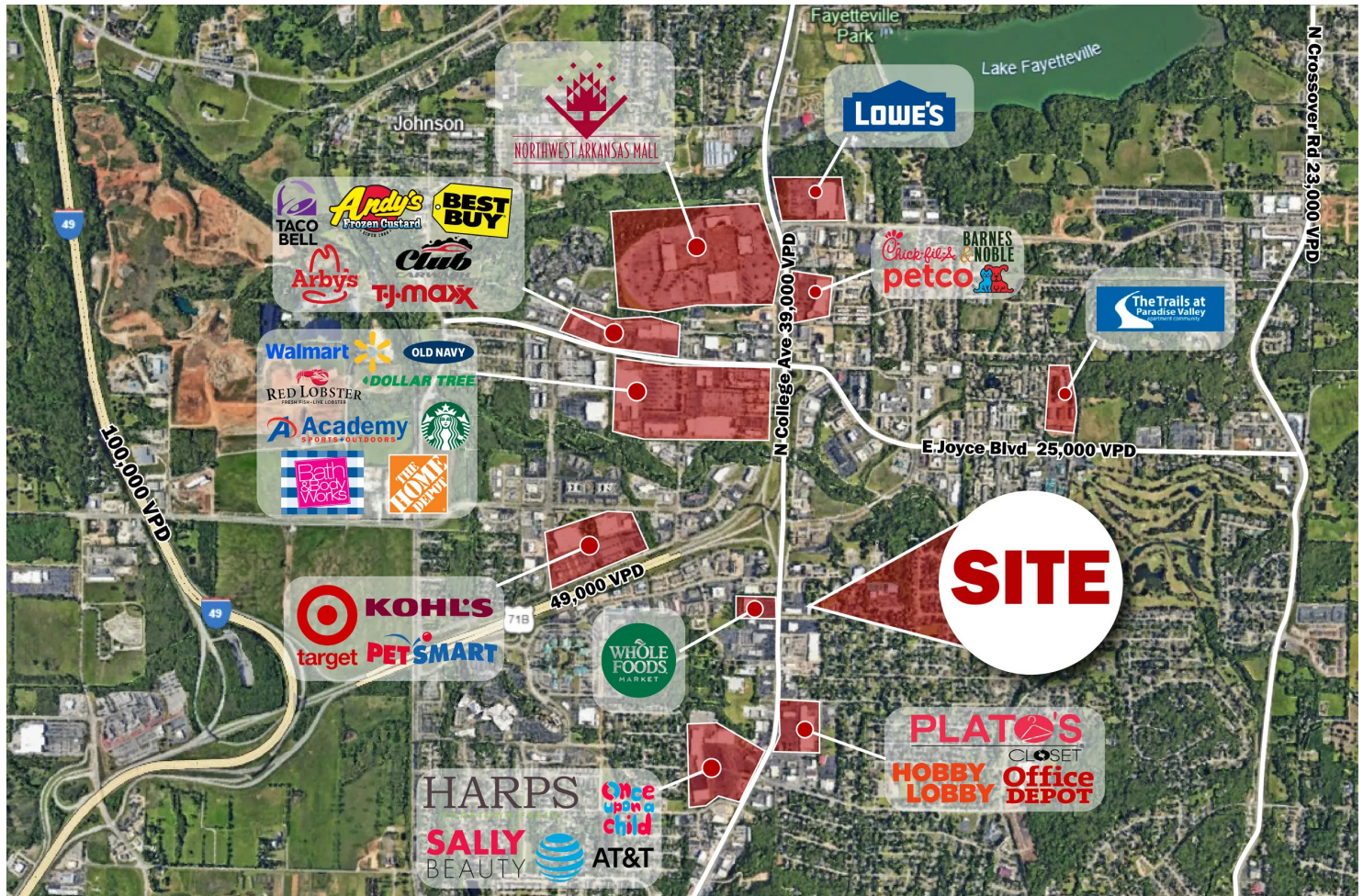
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

3416 N COLLEGE AVE

Fayetteville, AR 72703



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.

SALMONSEN GROUP

Executive Broker

O: 479.231.1355

C: 479.330.1250

sgrleadmanager@gmail.com

AR #EB00066512

KW COMMERCIAL

201 SW 14th St.

Suite 203

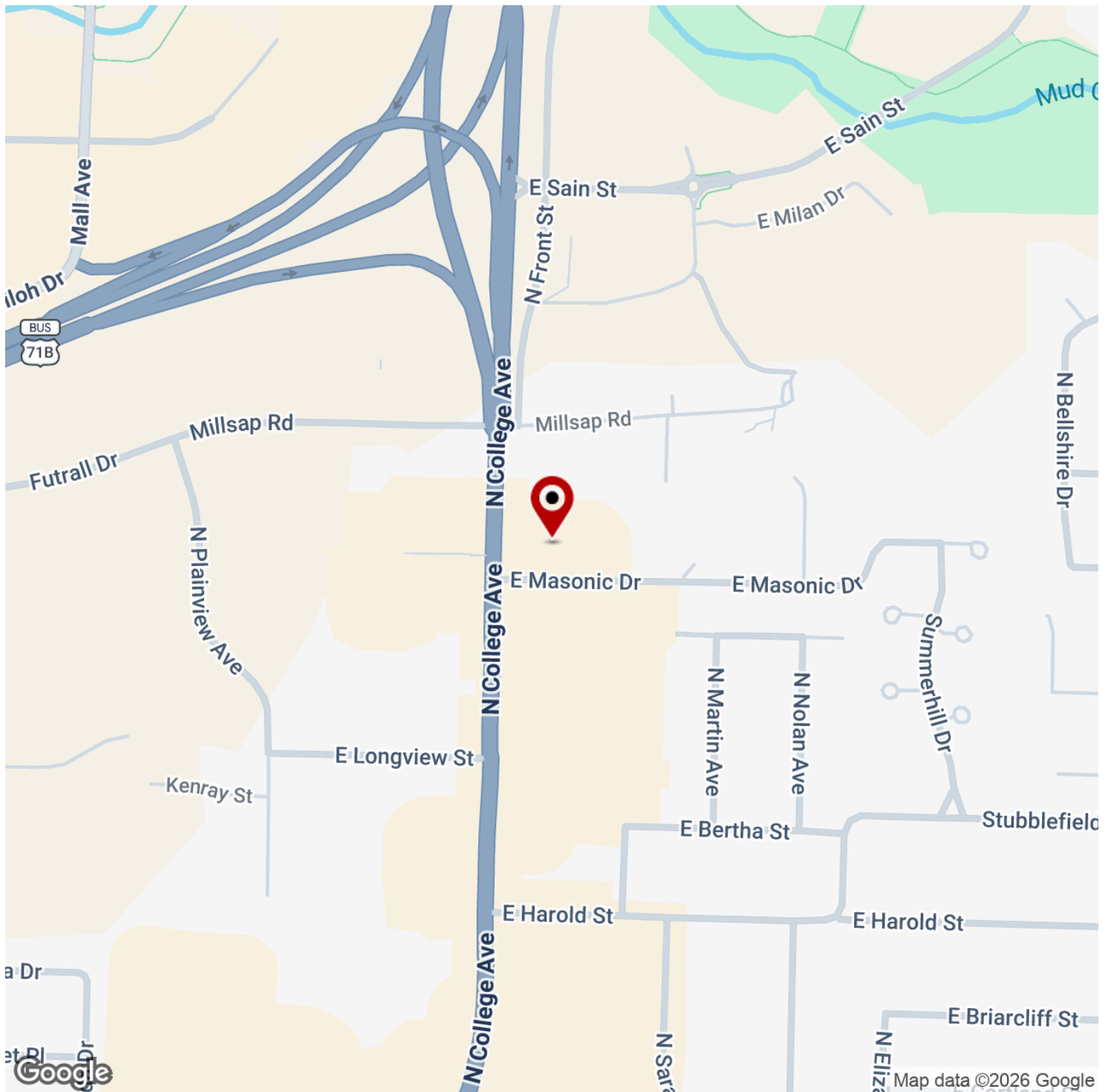
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com



3416 N COLLEGE AVE

Fayetteville, AR 72703



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.

SALMONSEN GROUP

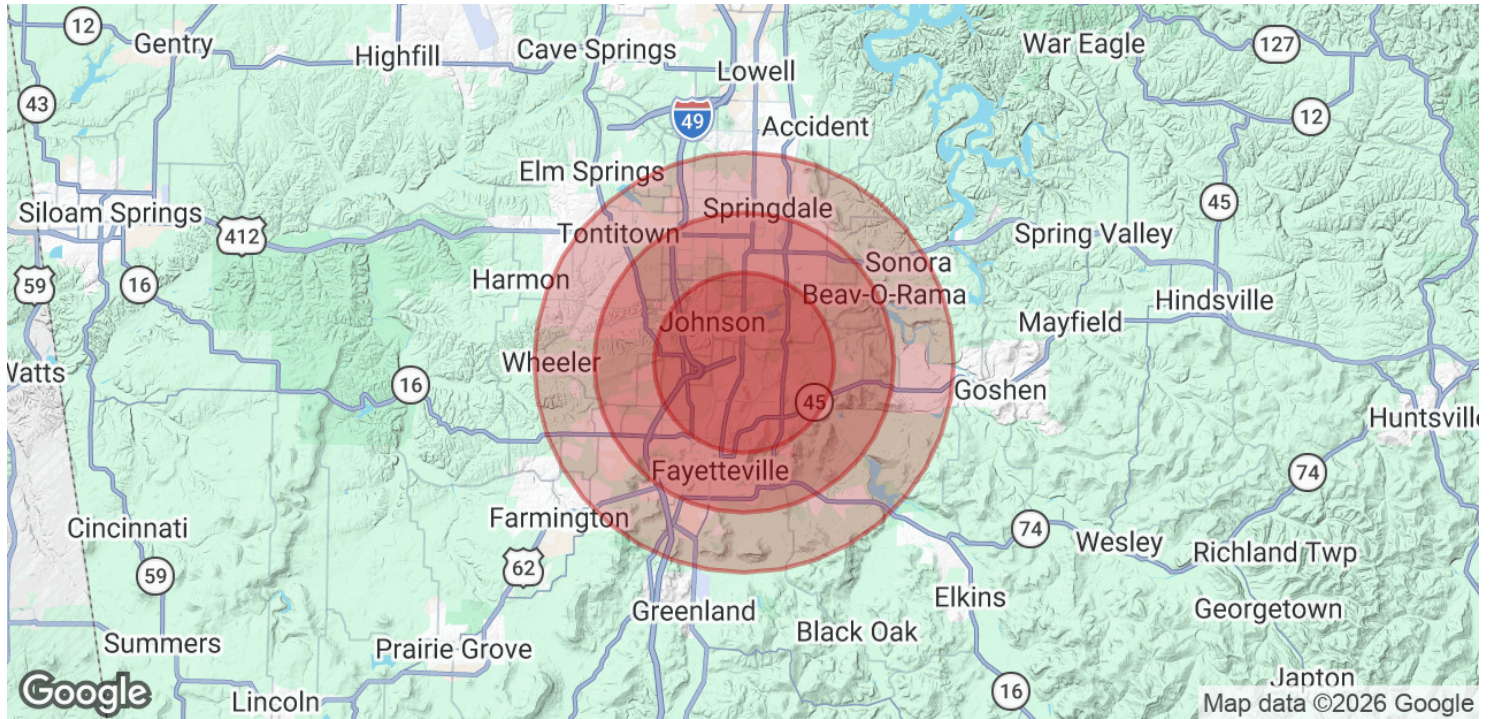
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL

201 SW 14th St.
Suite 203
Bentonville, AR 72712

3416 N COLLEGE AVE

Fayetteville, AR 72703



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	50,106	134,036	187,965
Average Age	36.1	32.9	33.3
Average Age (Male)	35.6	32.8	32.7
Average Age (Female)	37.5	33.2	33.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	21,501	51,976	71,655
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$107,596	\$92,875	\$94,680
Average House Value	\$368,053	\$337,752	\$321,100

2023 American Community Survey (ACS)

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.

SALMONSEN GROUP

Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com