

## OFFICE/RETAIL SPACE FOR LEASE



# SCOTT PLAZA

2355 North Center Street, Fayetteville, AR 72701



### PROPERTY DESCRIPTION

Now available, this +/- 550 SF office/retail space offers an efficient, open layout for a showroom, boutique retail, or flexible workspace. Located within a new construction building, the suite features a wide open floor plan and private restroom, providing a clean and modern setting ready for immediate occupancy. Positioned just off N Center St/Hwy 16 with approx. 12,000 VPD, the property benefits from steady traffic and strong surrounding retail presence. It is conveniently located near Harps Food Stores and McDonald's within one mile, and just half a mile from Casey's General Store, with Dollar General next door. Ample on site parking and a NNN lease structure make this an attractive opportunity for a variety of users seeking a well located, move in ready space.

### PROPERTY HIGHLIGHTS

- Ideal for showroom, boutique retail, or flexible workspace
- Located within a new construction building
- Private restroom included
- Move-in ready for immediate occupancy
- Approx. 12,000 vehicles per day (VPD)

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### OFFERING SUMMARY

Lease Rate:	\$1,250 per month (NNN)
Available SF:	550 SF
Building Size:	11,876 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	525	1,961	5,191
Total Population	1,512	5,452	14,535
Average HH Income	\$93,252	\$97,765	\$122,202

### SALMONSEN GROUP

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AR #EB00066512

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201 SW 14th St.  
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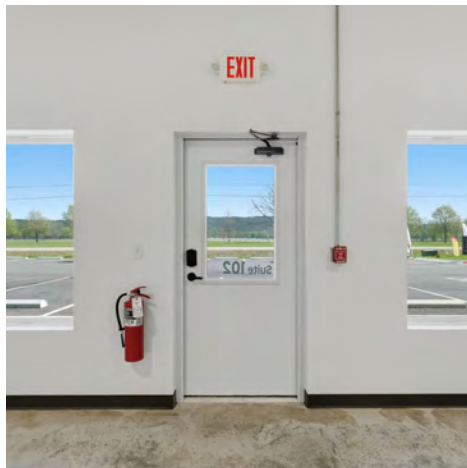
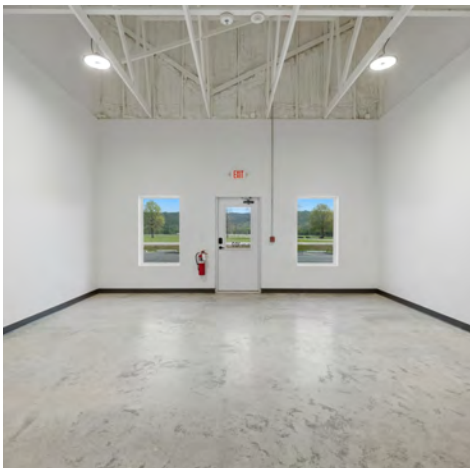
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## SUITE 102 PHOTOS

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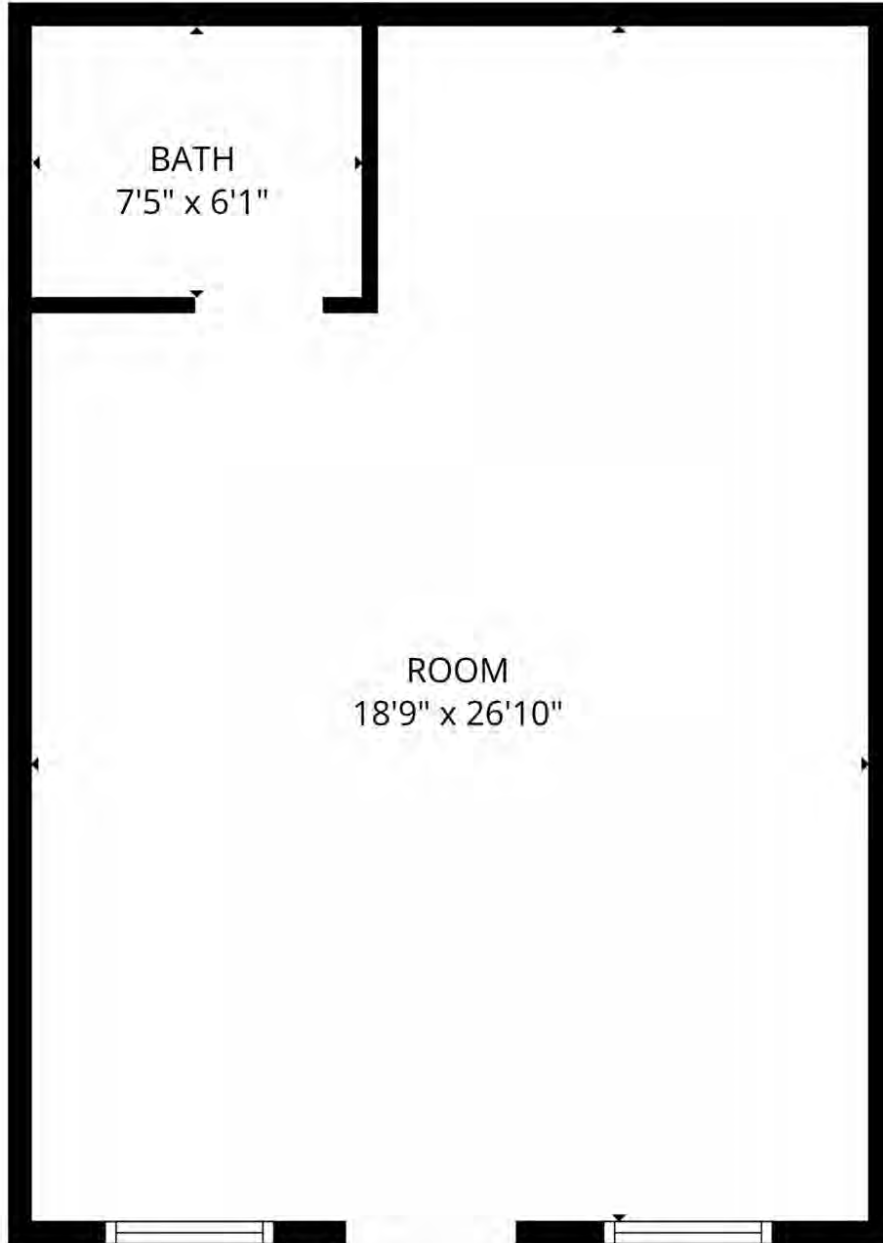
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# SUITE 102 FLOOR PLAN

2355 North Center Street, Fayetteville, AR 72701



**Suite 102: +/- 550 SF**

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

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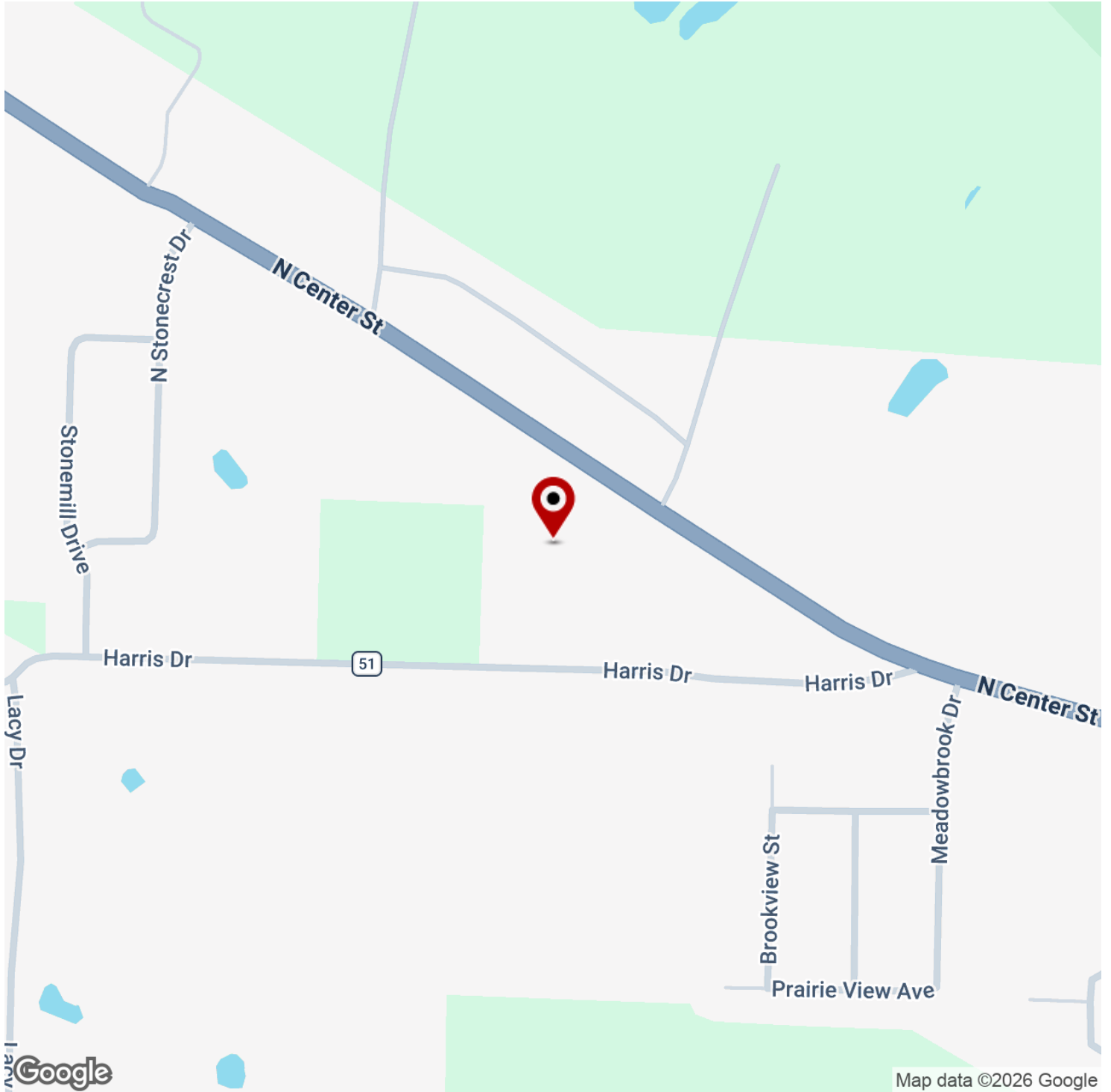
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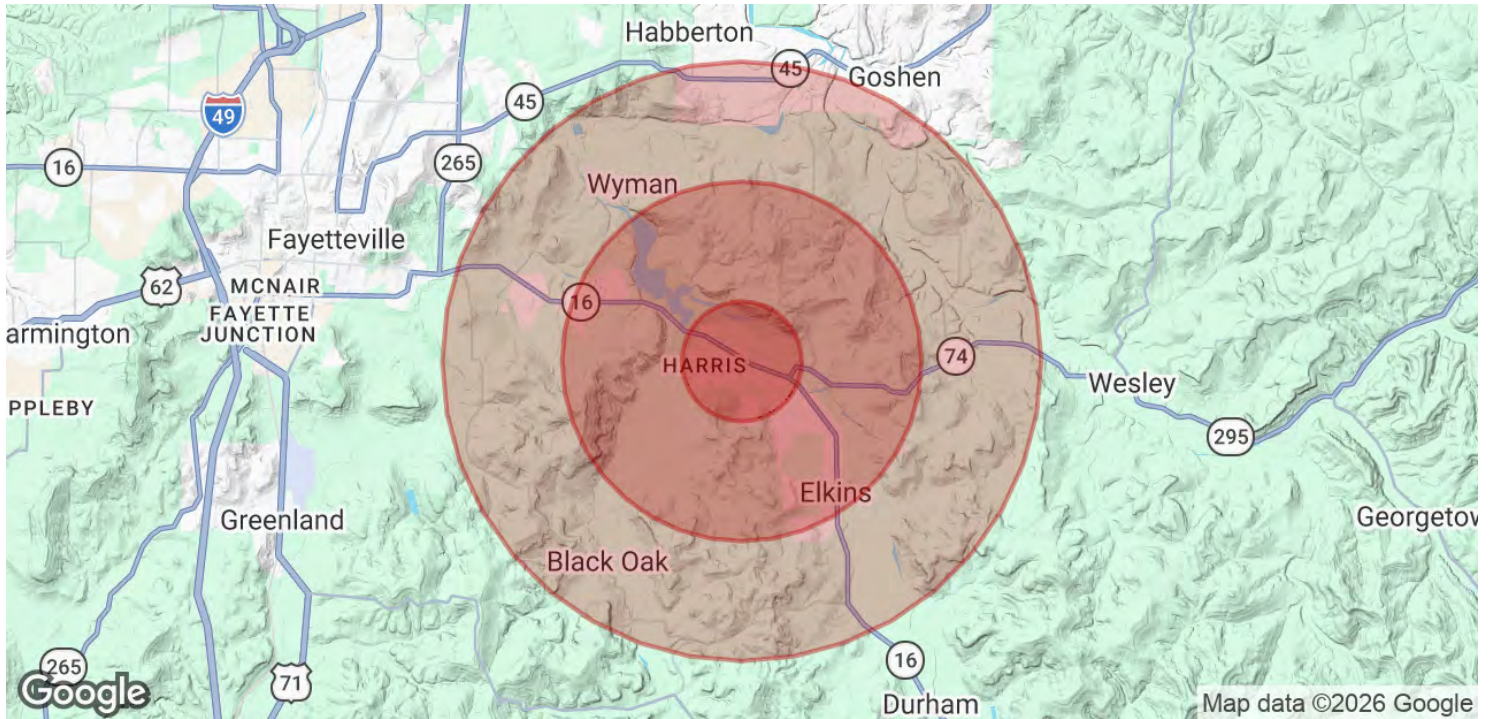
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,512	5,452	14,535
Average Age	34.1	37.5	37.8
Average Age (Male)	31.2	35.2	36.9
Average Age (Female)	36.2	38.9	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	525	1,961	5,191
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$93,252	\$97,765	\$122,202
Average House Value	\$204,674	\$238,471	\$333,735

2023 American Community Survey (ACS)

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