

FAYETTEVILLE SQUARE NNN INVESTMENT PROPERTY FOR SALE

26 W Center St | Fayetteville, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON

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AVAILABLE

±26,365 Total SF

±22,000 Rentable SF

PRICE

\$7,900,000

Call Broker for Pro Forma

HIGHLIGHTS

- Meticulously renovated trophy property located on the beautiful downtown Fayetteville Square
- Located within walking distance to popular shopping and dining options, government offices including the courthouse, Dickson entertainment district, and Fayetteville's premier hotel, The Graduate
- Trophy Asset on Hard Corner
- New Roof with warranty
- All leases have increases providing inflation hedge
- Iconic Downtown property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,152	56,683	93,972	57,048
AVERAGE HH INCOME	\$39,955	\$58,515	\$71,183	\$59,975
TOTAL HH	5,859	24,608	39,960	24,734

TRAFFIC COUNTS

College Ave - 22,000 VPD

Center St - 11,000 VPD

Dickson St - 9,000 VPD



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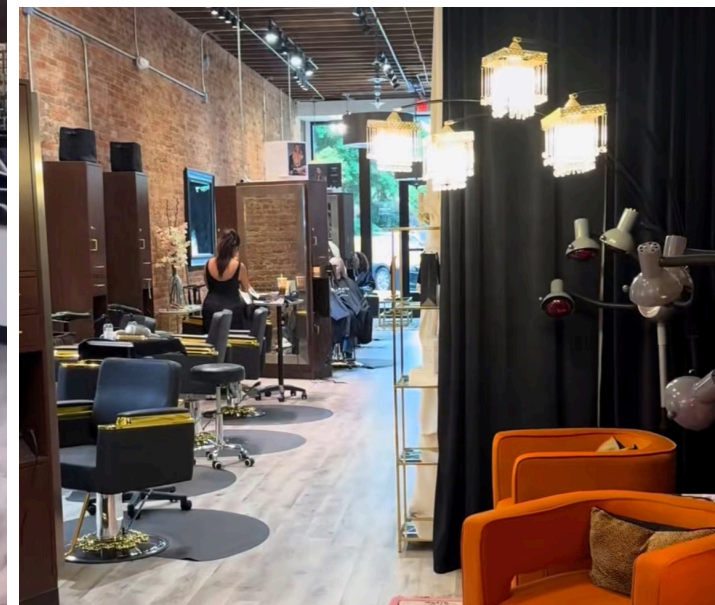
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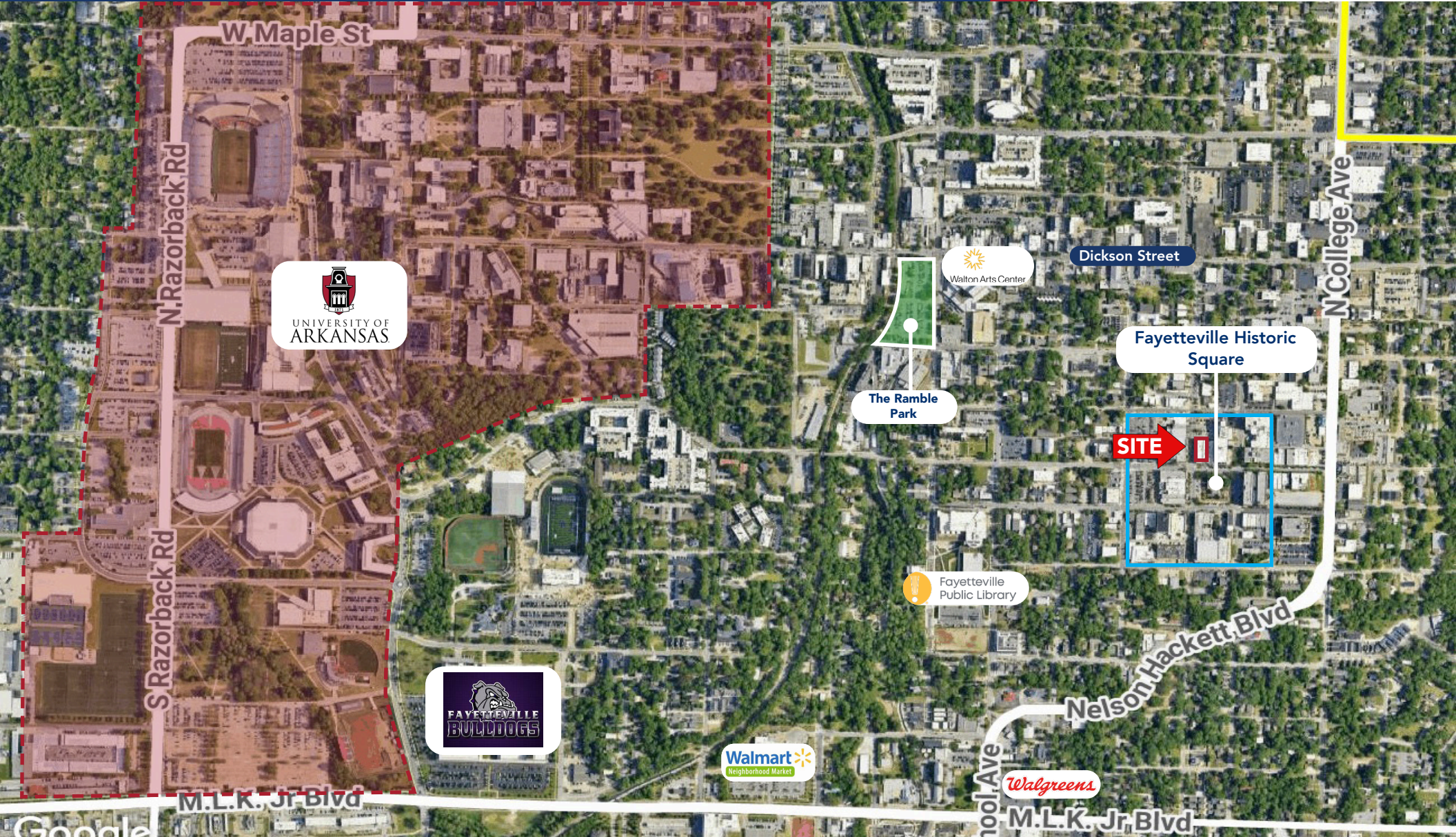
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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