

# BUILDING FOR LEASE OR SALE

1221 S School Ave | Fayetteville, AR



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**KELLEY COMMERCIAL  
PARTNERS**



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## AVAILABLE

±8,862 SF

## PRICE

Lease: \$12.00 PSF NNN

Sale: Negotiable

## COMMENTS

- Former Dollar General For Lease
- Property can be used for retail/flex/Warehouse
- Rare Vacancy in South Fayetteville
- 1.3 Miles to the University of Arkansas
- Strong Demographic trends
- Large parking lot with Ample Parking
- Roll up door can be added
- Cross access with neighboring property

## DEMOGRAPHICS

|                    | 1 MILE   | 3 MILES  | 5 MILES  | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 10,125   | 54,460   | 102,213  | 213,401  |
| AVERAGE HH INCOME  | \$46,995 | \$62,345 | \$87,665 | \$95,396 |
| TOTAL HH           | 4,482    | 22,909   | 43,670   | 84,288   |

## TRAFFIC COUNTS

S School Ave - 11,602 VPD

W 15th Street - 15,263 VPD



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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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