



417 M.L.K. JR. BLVD
FAYETTEVILLE, AR 
FOR LEASE

South Yard



OFFERING

417 M.L.K. JR. BLVD | FAYETTEVILLE, AR

LEASE RATE:	Unit 200 - \$34/SF (NNN) Unit B(o) - Negotiable
AVAILABLE RETAIL SPACE	Unit 200 -5,000 SF remaining Unit B(o) - 3,494 SF remaining
PROPERTY TYPE:	Restaurant / Retail
LOCATION:	Downtown Fayetteville
PARKING:	On-Site Parking
TENANT IMPROVEMENTS:	Negotiable
YEAR COMPLETED:	2023

FEATURES

- Situated at the major intersection of School Avenue and Martin Luther King Boulevard in Fayetteville.
- Moxy Hotel anchoring the overall development
- Two food and beverage units available in a high-traffic, community-focused setting.
- Razorback Greenway neighbors the property offering daily foot traffic and visibility





OFFERING

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South Yard

South Yard is a dynamic adaptive re-use development at the bustling intersection of School Avenue and Martin Luther King Boulevard in Fayetteville, Arkansas. This revitalized space transforms historic industrial structures into a vibrant hub for food, beverage, and retail. Designed to inspire connection, South Yard blends modern energy with Fayetteville's community spirit.

With two food and beverage units available, it offers an exciting opportunity to join this reimagined destination. Whether gathering with friends or exploring local flavors, South Yard is the perfect basecamp for businesses looking to thrive in a lively, outdoor-focused environment.

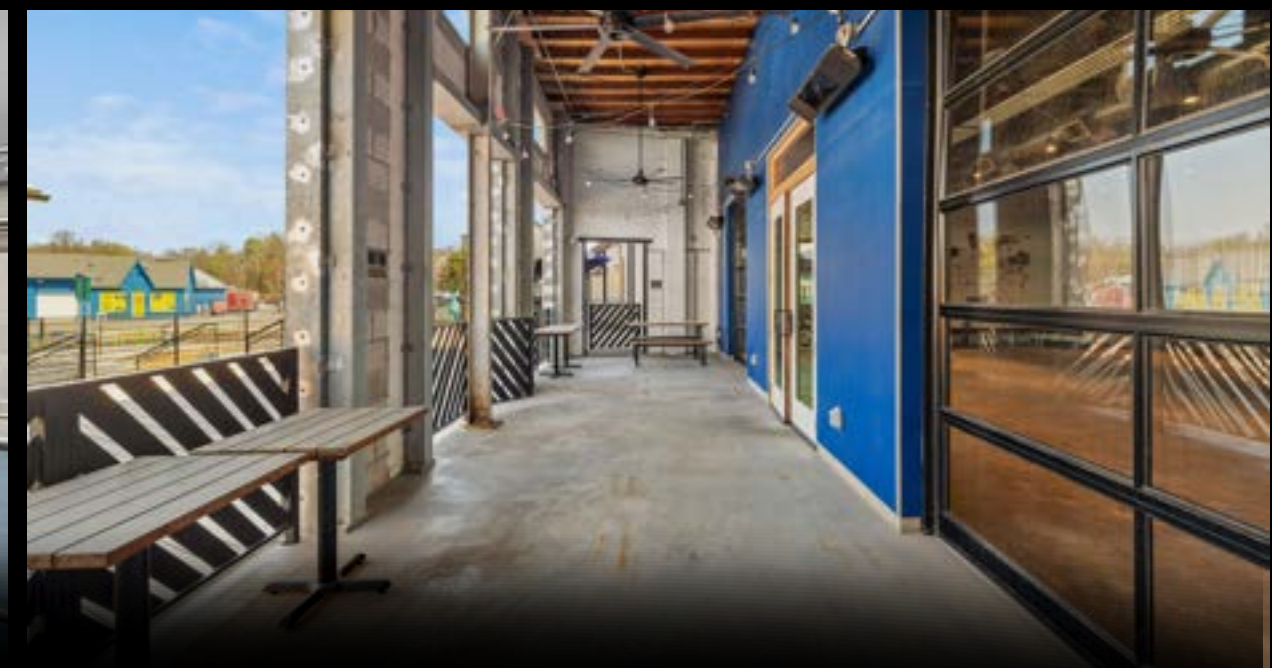


South Yard

UNIT 200 PHOTOS

417 M.L.K. JR. BLVD | FAYETTEVILLE, AR

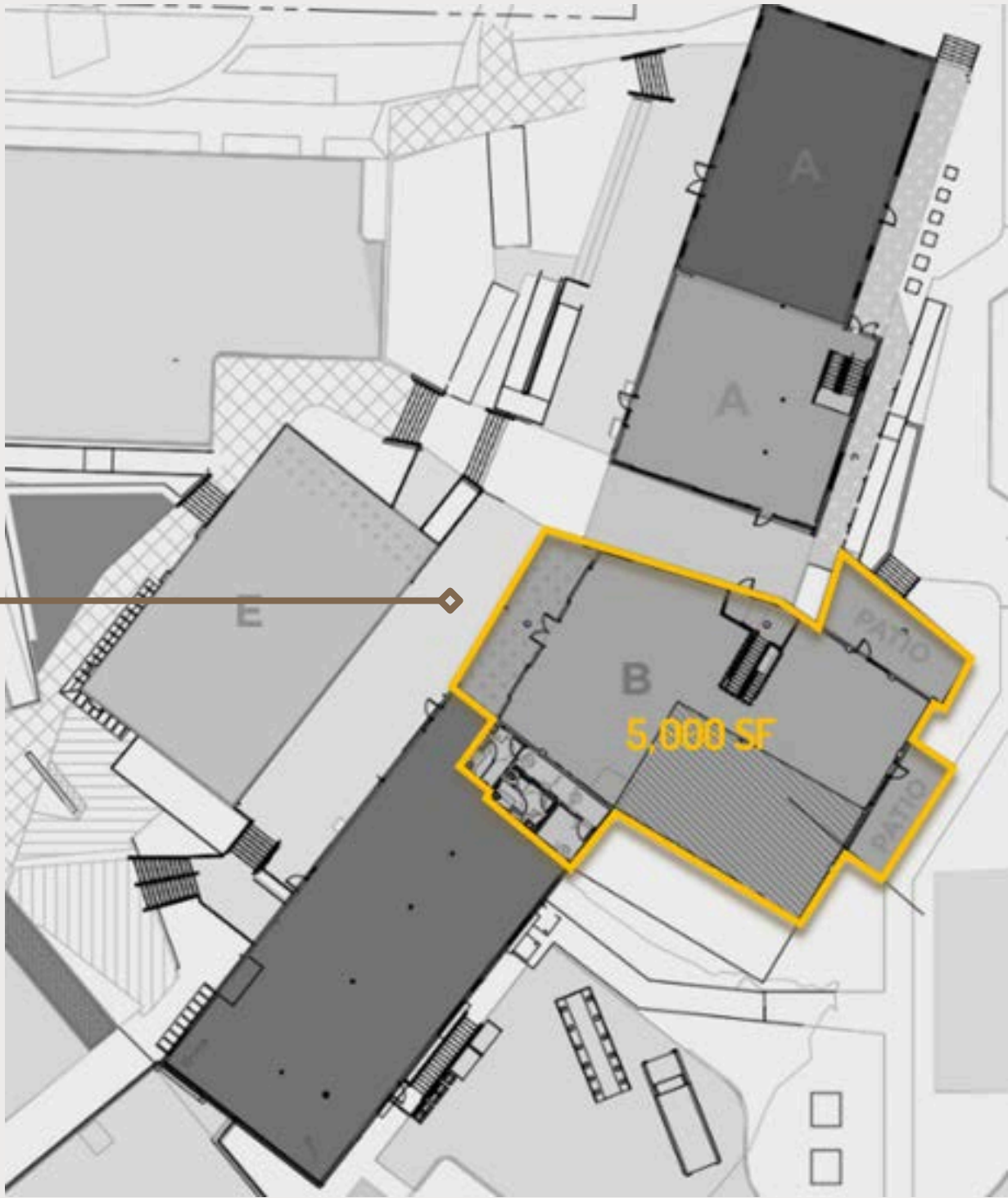
Unit 200 at South Yard offers 5,000 SF of premier food & beverage space, complete with a nearly new commercial kitchen (less than one year of use), two separate entrances, and a walk-up window with counter for quick service. A covered patio expands the guest experience outdoors, making this a turnkey opportunity in a high-traffic, community-focused destination.



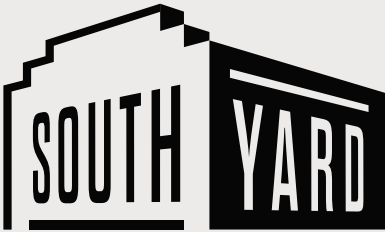
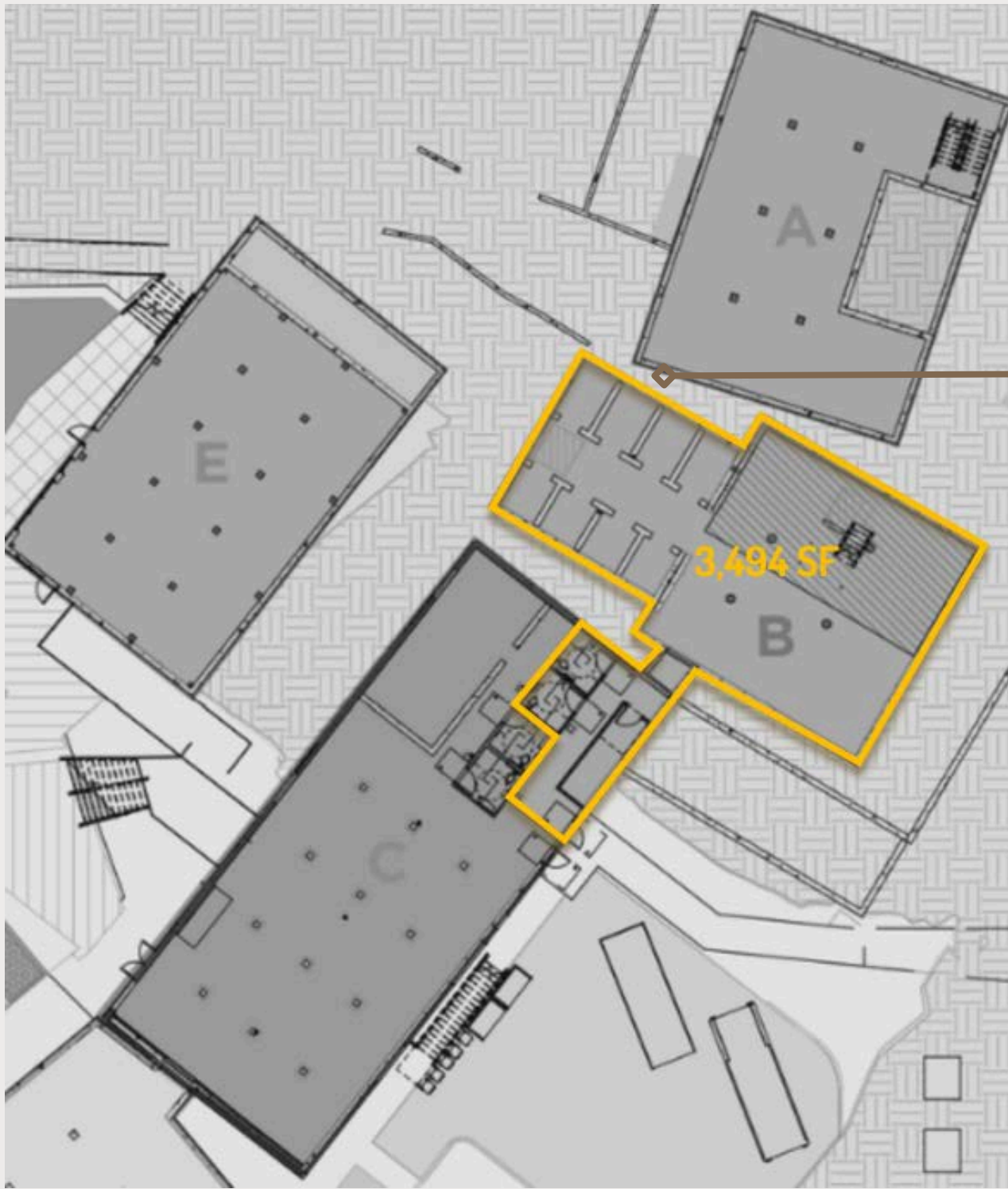
AVAILABLE SUITES

417 M.L.K. JR. BLVD | FAYETTEVILLE, AR

UPPER
LEVEL:
UNIT 200 (B)
5,000 SF



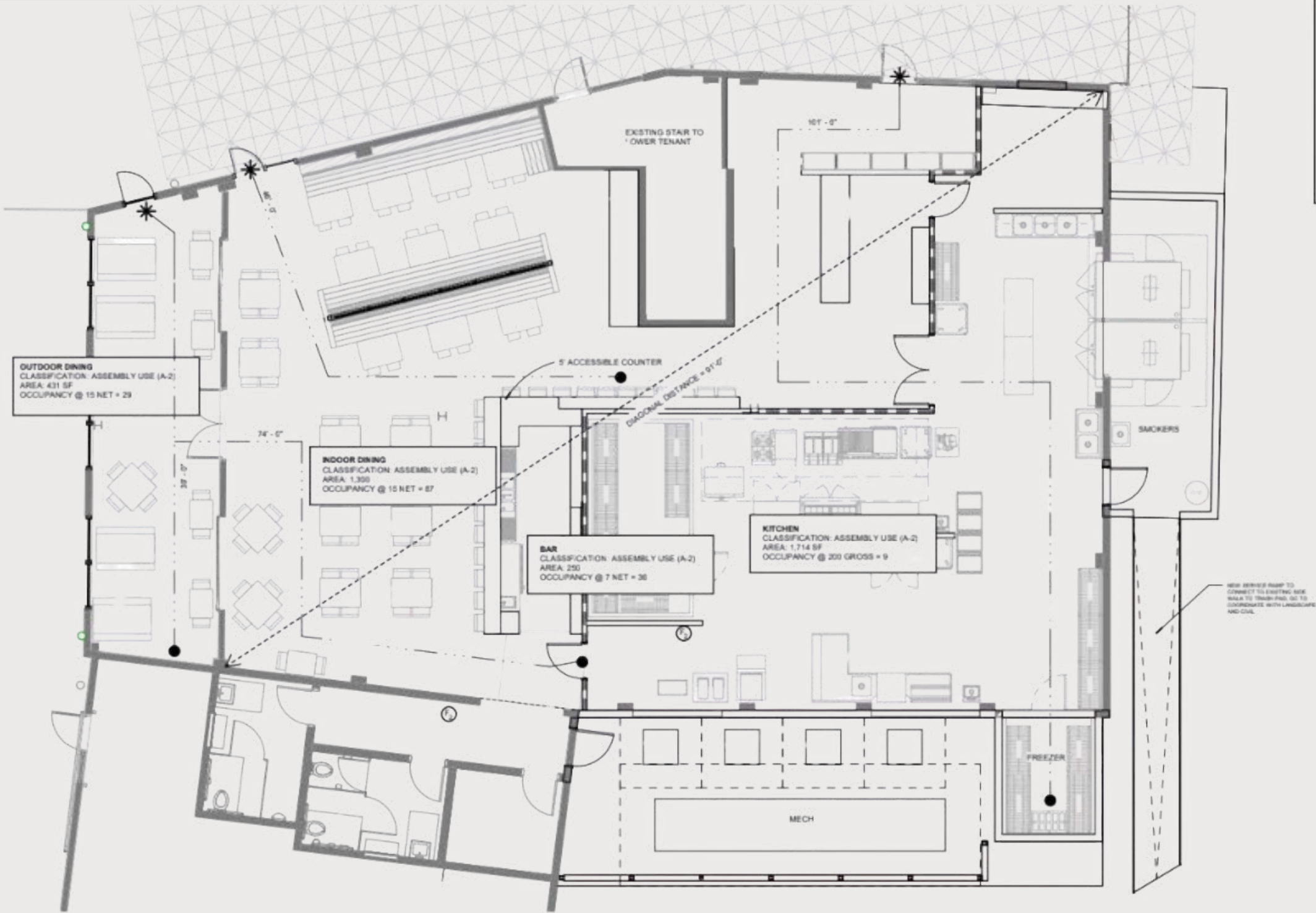
LOWER
LEVEL:
UNIT B(0)
3,494 SF



UNIT 200 FLOOR PLAN

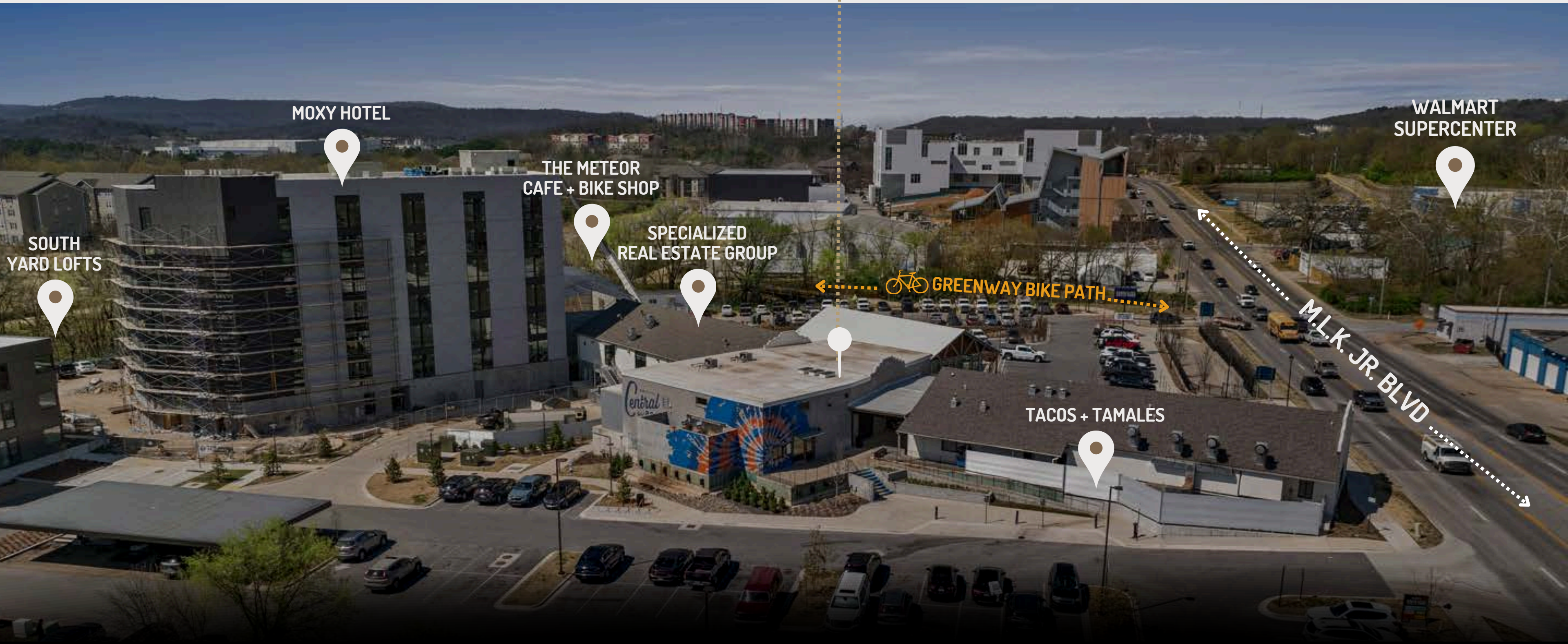
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UPPER LEVEL:
UNIT 200 (B) 5,000 SF



AERIAL VIEW

417 M.L.K. JR. BLVD | FAYETTEVILLE, AR



MOXY HOTEL

THE METEOR
CAFE + BIKE SHOP

SPECIALIZED
REAL ESTATE GROUP

WALMART
SUPERCENTER

SUBJECT PROPERTY

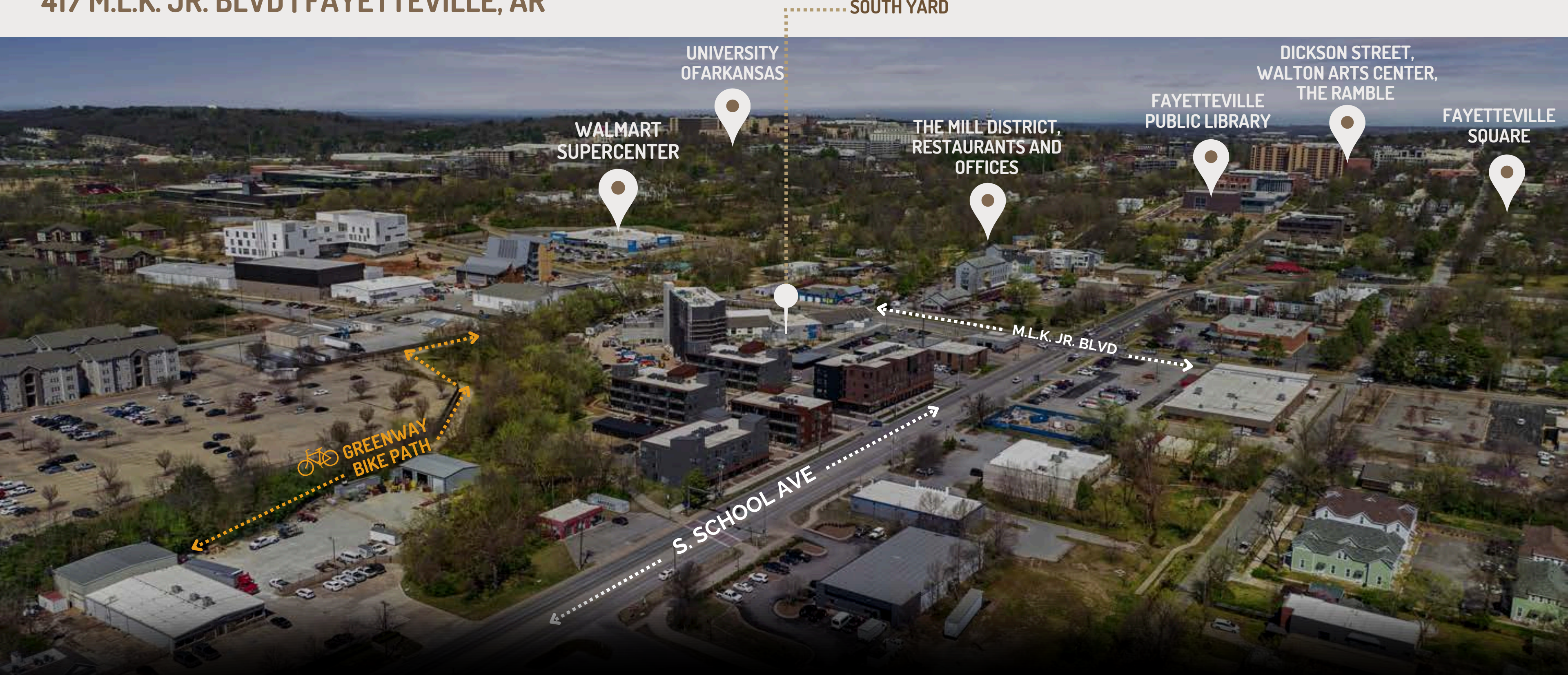
GREENWAY BIKE PATH

TACOS + TAMALES

M.L.K. JR. BLVD

AERIAL VIEW

417 M.L.K. JR. BLVD | FAYETTEVILLE, AR





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