

OFFICE/RETAIL SPACES FOR LEASE

Paradigm Building | 3155 N College Ave | Fayetteville, AR 72703



MATT STROM, CCIM
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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

First Floor:

Retail/Office 1,600 SF \$22 MG
(Owner will provide vanilla box)

Second Floor:

Finished Office 2,900 SF \$15 MG
Shell Space 3,100 SF \$15 MG

COMMENTS

- Prime retail and office location on College Ave
- Excellent visibility with signage available
- 375 ft of frontage
- Rear access to the Rolling Hills Dr stoplight
- Convenient access to I-49

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	46,802	121,292	214,406
AVERAGE HH INCOME	\$92,106	\$74,215	\$74,458
TOTAL HH	20,847	48,865	80,755

TRAFFIC COUNTS

College Ave - 35,000 VPD



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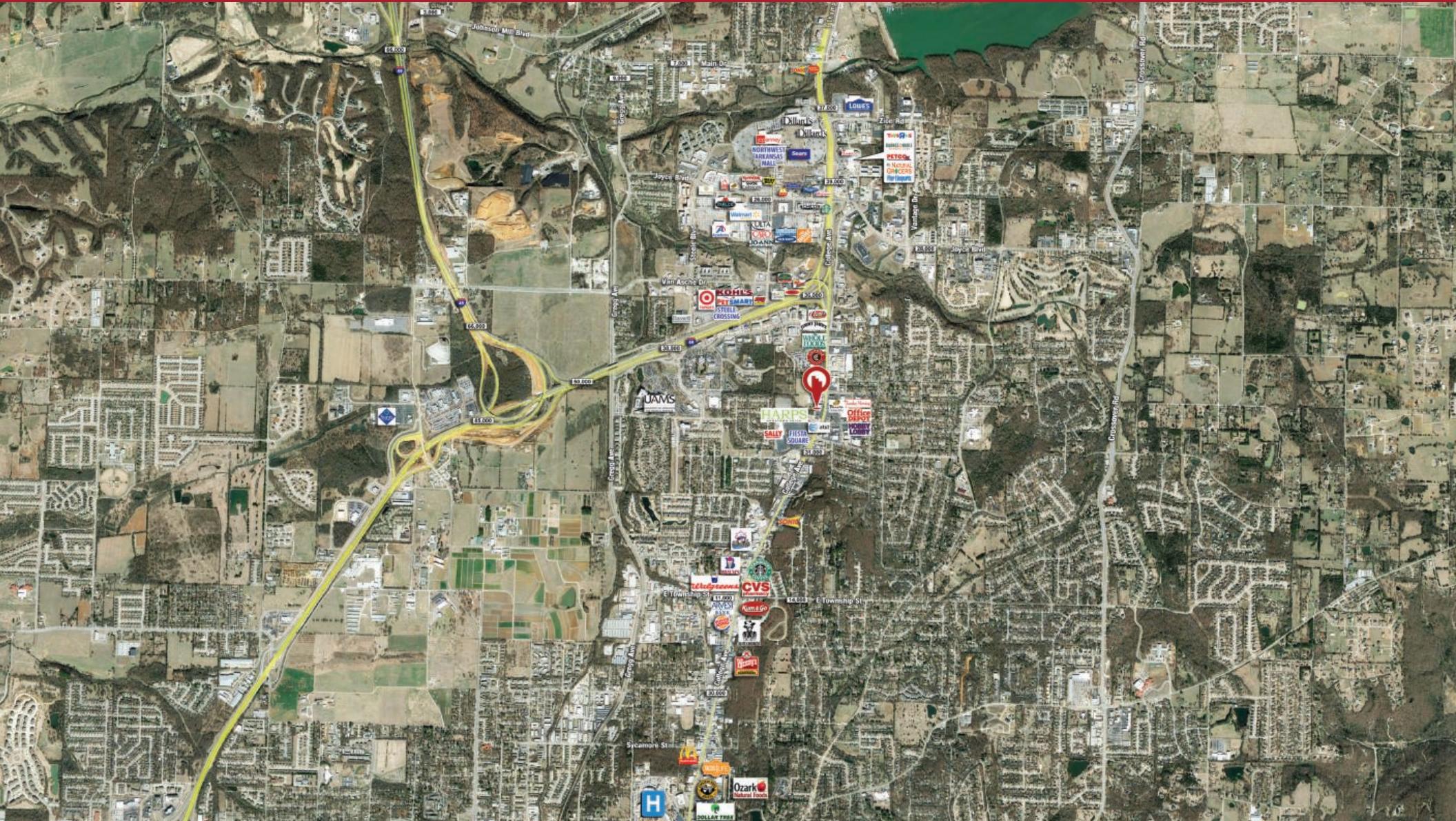
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ABOUT KELLEY COMMERCIAL PARTNERS

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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Springdale, AR 72762
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KELLEY COMMERCIAL
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RETAIL ADVISORS