

NELSONS CROSSING

SUITE 215
±5,222 SF

SUITE 2a
±1,533 SF



NELSONS CROSSING

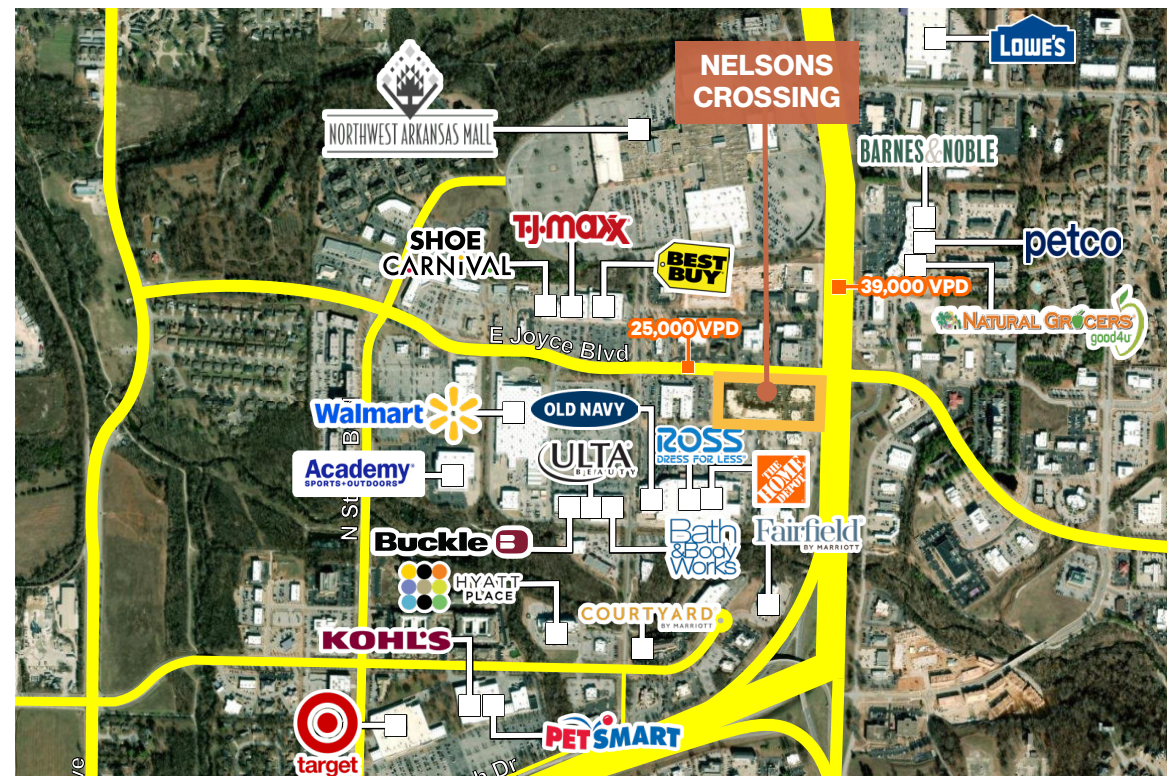
**Top-Tier Tenant Roster including:
Starbucks, Verizon, Nothing Bundt Cakes.**

**Highest daytime population in Fayetteville
99,439 within 5 miles.**

**Visibility to over 64,000 VPD at
the signalized intersection of Joyce Blvd.
and College Ave.**

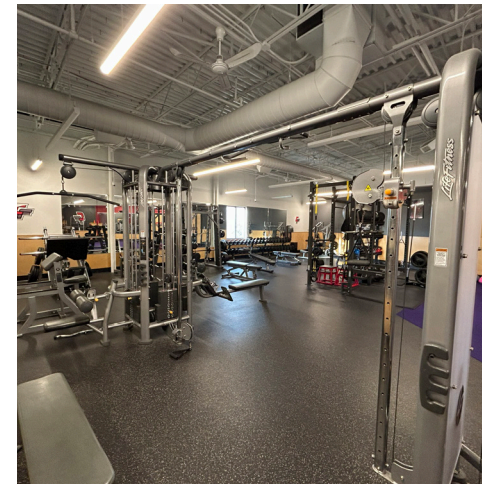
**Located Between The University of
Arkansas & Tyson Foods HQ**

**Within Fayetteville's Uptown District,
which includes: Target, Home Depot, Best
Buy, Whole Foods, Walmart Supercenter,
TJ Maxx, and Academy Sports, among
other national and regional retailers**



Space Highlights

- Open Space - Set Up for a Variety of Uses
- Studio Room
- 2 Showers
- 3 Bathrooms
- 2 Offices
- Elevator Access
- Furniture, Fixtures and Equipment are negotiable
- Frontage on E Joyce Blvd with 25,000 vehicles per day.
- Former Fitness Space
- Space can be demised



ADDRESS	SUITE #	SIZE (SF)	LEASE RATE	MINIMUM TERM
745 E Joyce Blvd	215	5,222 SF	\$20SF	5 Years

Space Highlights

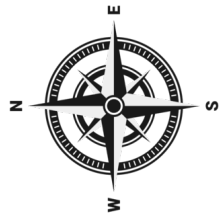
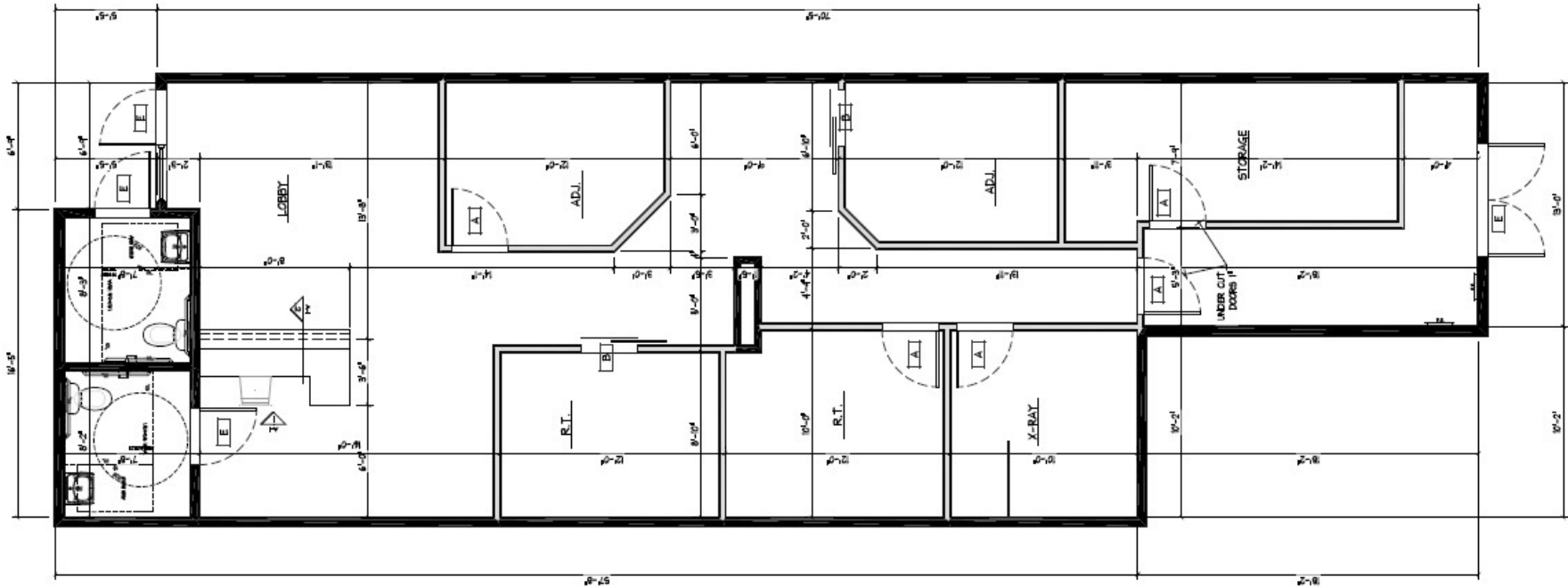
- Built-Out Medical Office Space For Sublease
- Open Lobby Area
- 5 Offices
- Storage Room
- 2 Restrooms
- Could be easily converted to Retail or Professional Office Space
- Multiple Signage Opportunities



ADDRESS	SUITE #	SIZE (SF)	LEASE RATE	MINIMUM TERM
3931 N Shiloh Dr	2a	±1,533 SF	\$26.00	5 Years

Floor Plan

3931 N SHILOH DR SUITE 2A

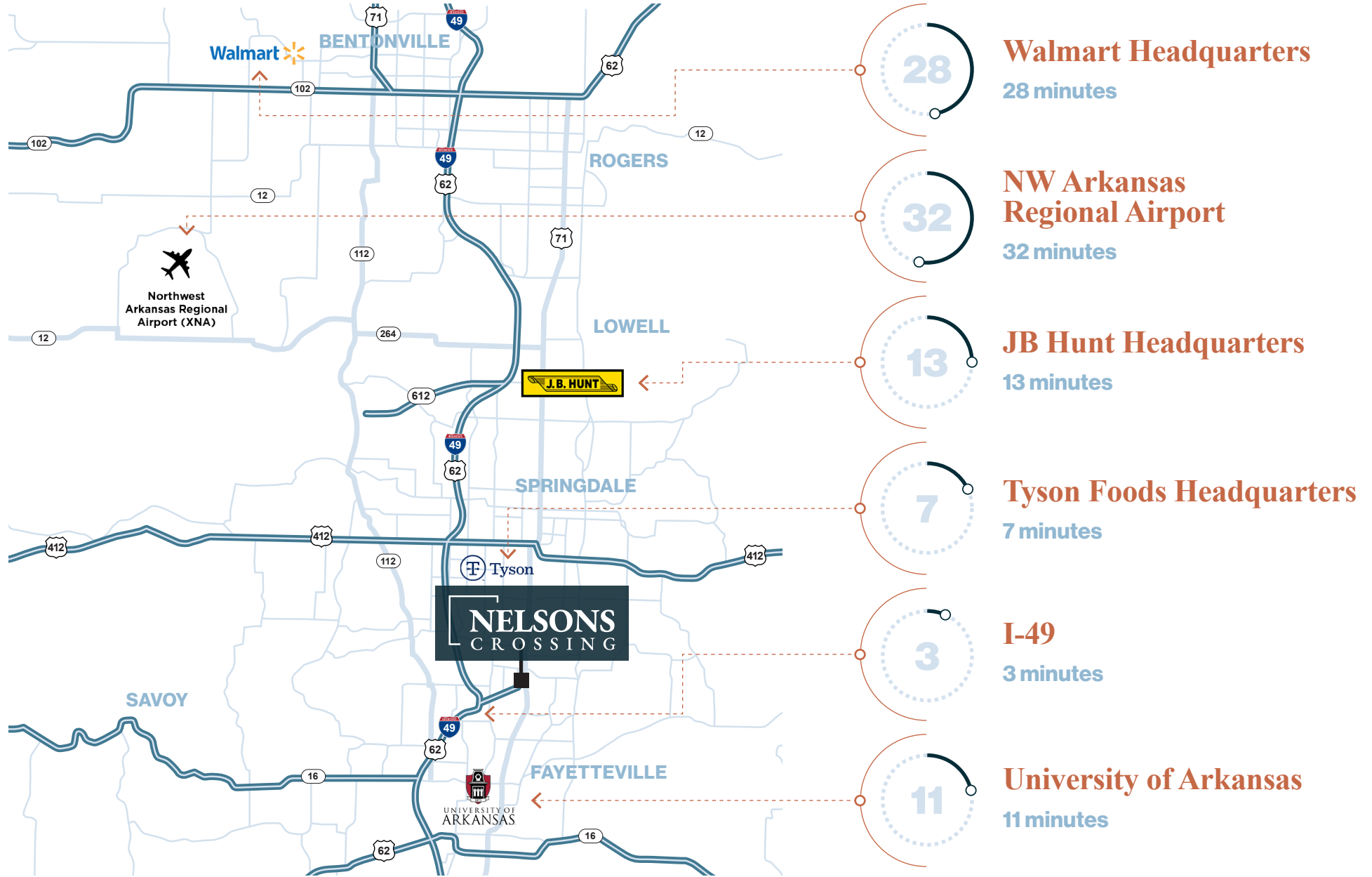




Demographics

	1 MILE	3 MILES	5 MILES
2025 Population	6,352	46,355	146,897
2030 Population Projection	6,685	48,636	154,828
2025 Households	3,572	20,267	57,278
2025 Average Household Income	\$97,846	\$107,881	\$95,063
2025 Employees	13,811	33,753	99,439

Drive Times from Nelsons Crossing



How Does Northwest Arkansas Stack Up?

#1

Best Place to Ride a Mountain Bike Around the World (Bentonville)

- Mountain Bike Action Magazine

#7

Best Performing Cities

- Milken Institute, 2025

#10

Job Growth

- Forbes, 2025

#36

Most Economically Dynamic Metros in the U.S. Business and Careers

- Heartland Forward, 2025

#40

Best Places for

Dynamic Metros in the U.S. Business and Careers

- Forbes, 2025



Headquarters for three Fortune 500 companies



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FOR MORE INFORMATION, PLEASE CONTACT

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