

# FREESTANDING RETAIL BUILDING FOR SUBLEASE

2964 W. Martin Luther King Jr Blvd | Fayetteville, AR 72704



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**KELLEY COMMERCIAL  
PARTNERS**



# FREESTANDING RETAIL BUILDING FOR SUBLEASE

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## AVAILABLE

±13,650 SF Retail Building for Sublease

## PRICE

\$12.00/SF Modified Gross

## COMMENTS

- Prime retail location with high visibility
- Located on a hard corner with multiple ingress and egress access points
- Close proximity to I-49
- Directly across the street from Walmart Supercenter
- Drive-thru and ample parking
- Zoned C-2
- 09/01/2033 Lease expiration date
- All offers are subject to approval by Walgreens Real Estate Committee

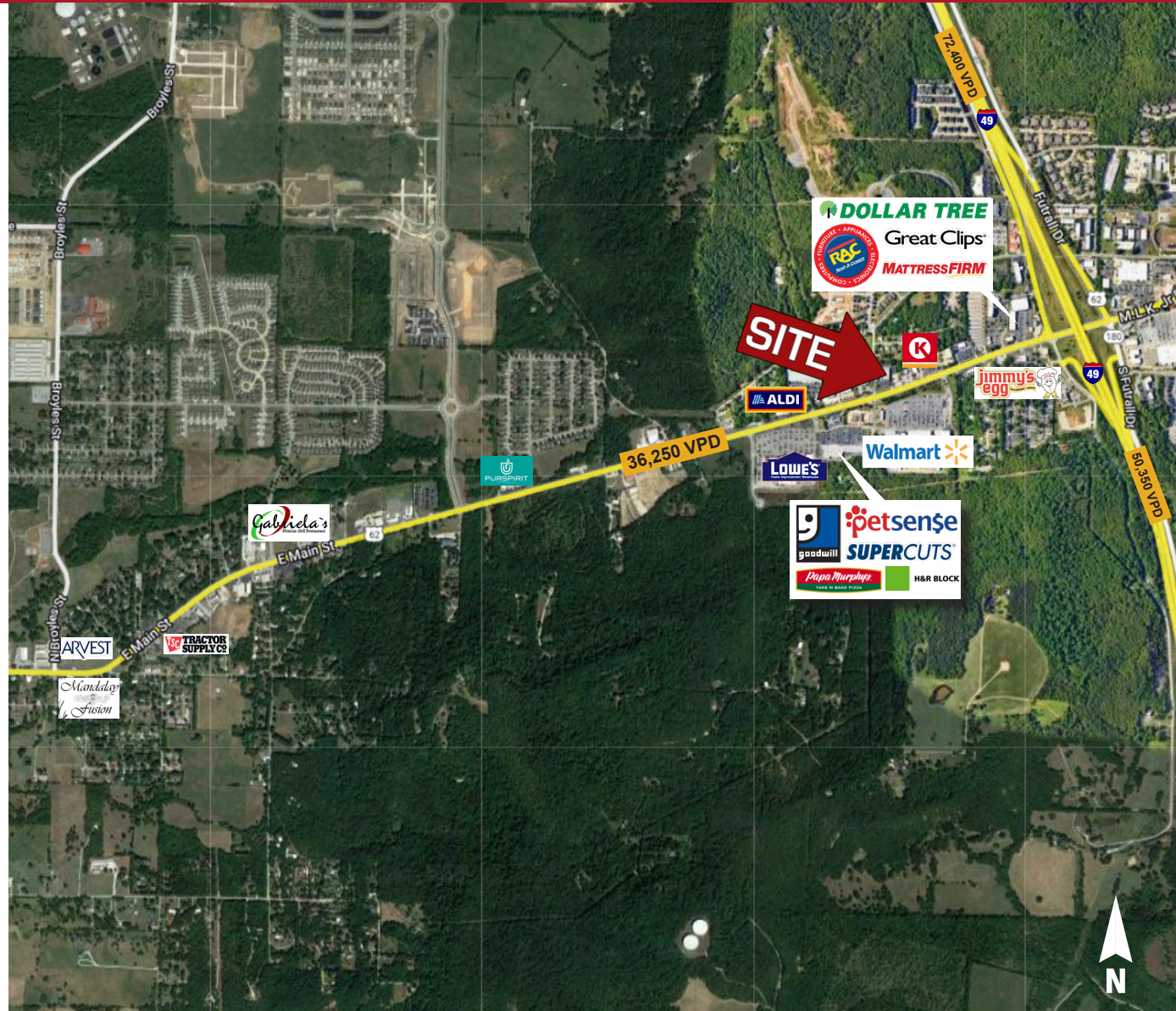
## DEMOGRAPHICS

|                    | 1 MILE   | 3 MILES  | 5 MILES  | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 4,091    | 60,353   | 97,455   | 205,041  |
| AVERAGE HH INCOME  | \$58,562 | \$73,338 | \$88,009 | \$98,891 |
| TOTAL HH           | 1,957    | 24,792   | 41,214   | 81,612   |

## TRAFFIC COUNTS

W MLK Jr Blvd: 36,250 VPD

I-49: 72,400 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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