

FREESTANDING RETAIL BUILDING FOR SUBLLEASE

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



DREW LANING

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**KELLEY COMMERCIAL
PARTNERS**

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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

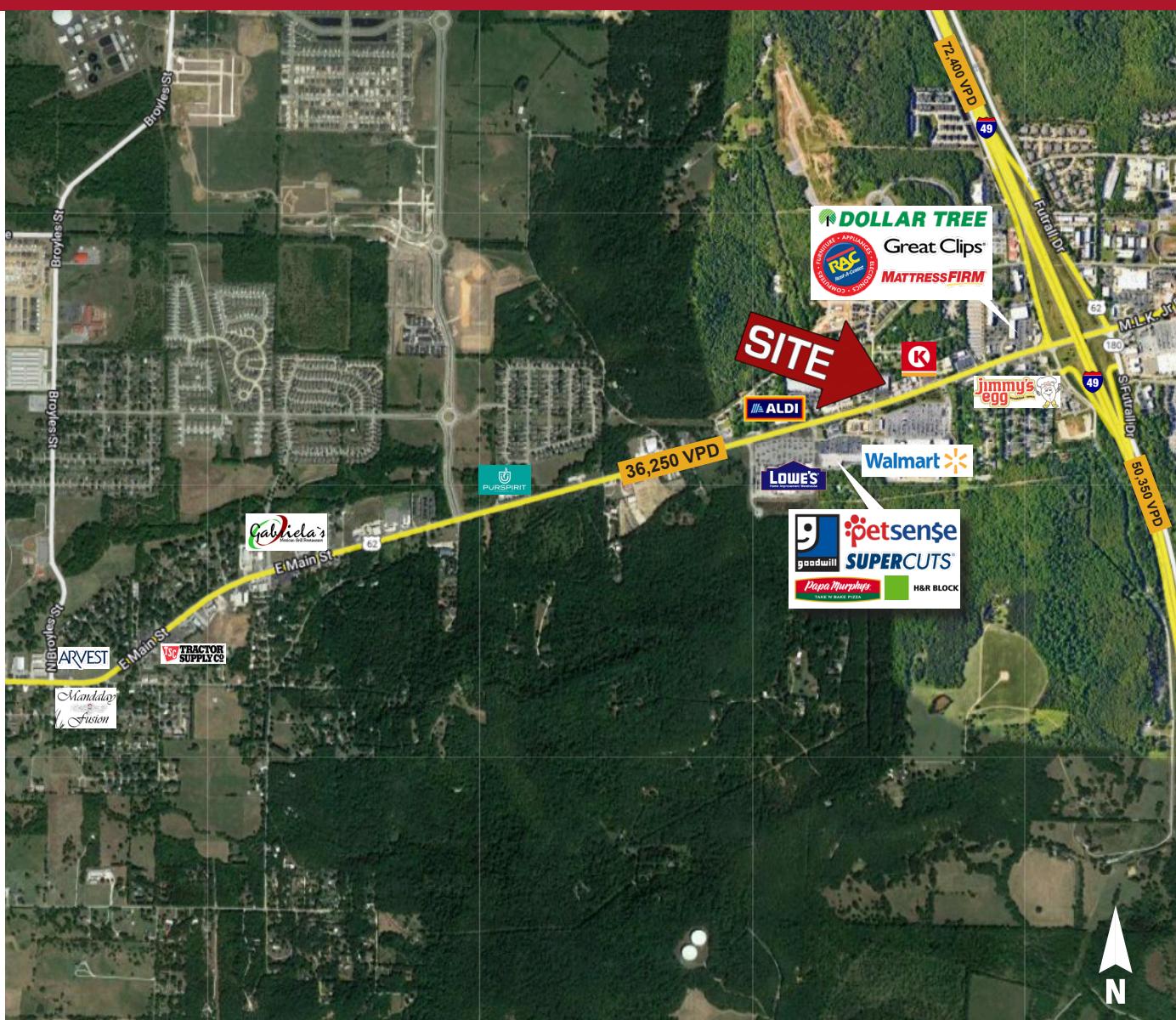
DEMOGRAPHICS

	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.



DREW LANING
AGENT



JACKSON MOORE
AGENT

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**KELLEY COMMERCIAL
PARTNERS**

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RETAIL ADVISORS