

**+/- 720 SF OFFICE/RETAIL SPACE FOR LEASE**



# 75-79 COLT SQUARE DRIVE

Fayetteville, AR 72703



## PROPERTY DESCRIPTION

This versatile office or retail space offers +/- 720 SF and is conveniently located just 0.5 miles from N College Ave in Fayetteville! The layout includes a welcoming reception area, a spacious open workspace or retail showroom floor, a private office or break room, and a private restroom. Positioned for excellent accessibility, the property is approx. 2.5 miles from the University of Arkansas and just 2.2 miles from I49. This space is available under a Modified Gross Lease structure, with tenants responsible for their own electric and gas bills, while water and trash services are included in the monthly rent.

## PROPERTY HIGHLIGHTS

- +/- 720 SF
- Spacious workspace or showroom floor
- Private Restroom
- Approx. 2.5 Miles from U of A
- Approx. 2.2 Miles from I-49

## OFFERING SUMMARY

Lease Rate:	\$1,375.00 per month (MG)
Available SF:	720 SF
Building Size:	6,760 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,644	29,012	48,354
Total Population	9,251	68,401	118,903
Average HH Income	\$72,329	\$87,056	\$92,570

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**SALMONSEN GROUP**  
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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	720 SF	Lease Rate:	\$1,375.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
77 Colt Square Dr Suite 4	Available	720 SF	Modified Gross	\$1,375 per month	-

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## 77 COLT SQUARE DR. SUITE 4 PHOTOS

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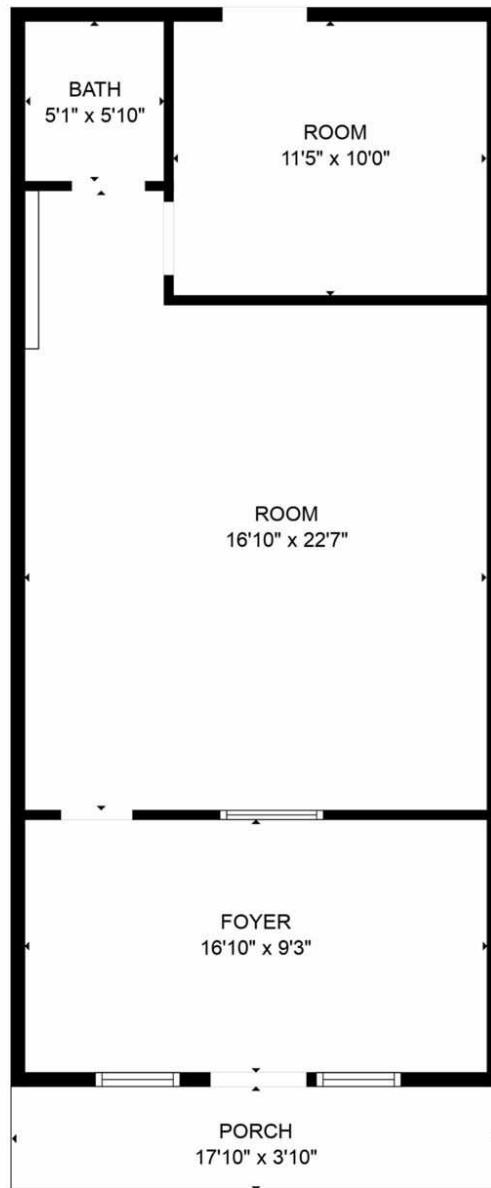
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**77 COLT SQUARE DR. SUITE 4 FLOOR PLAN**

Fayetteville, AR 72703



**+/- 720 SF**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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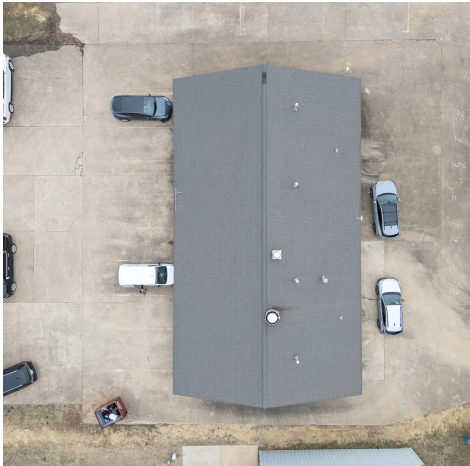
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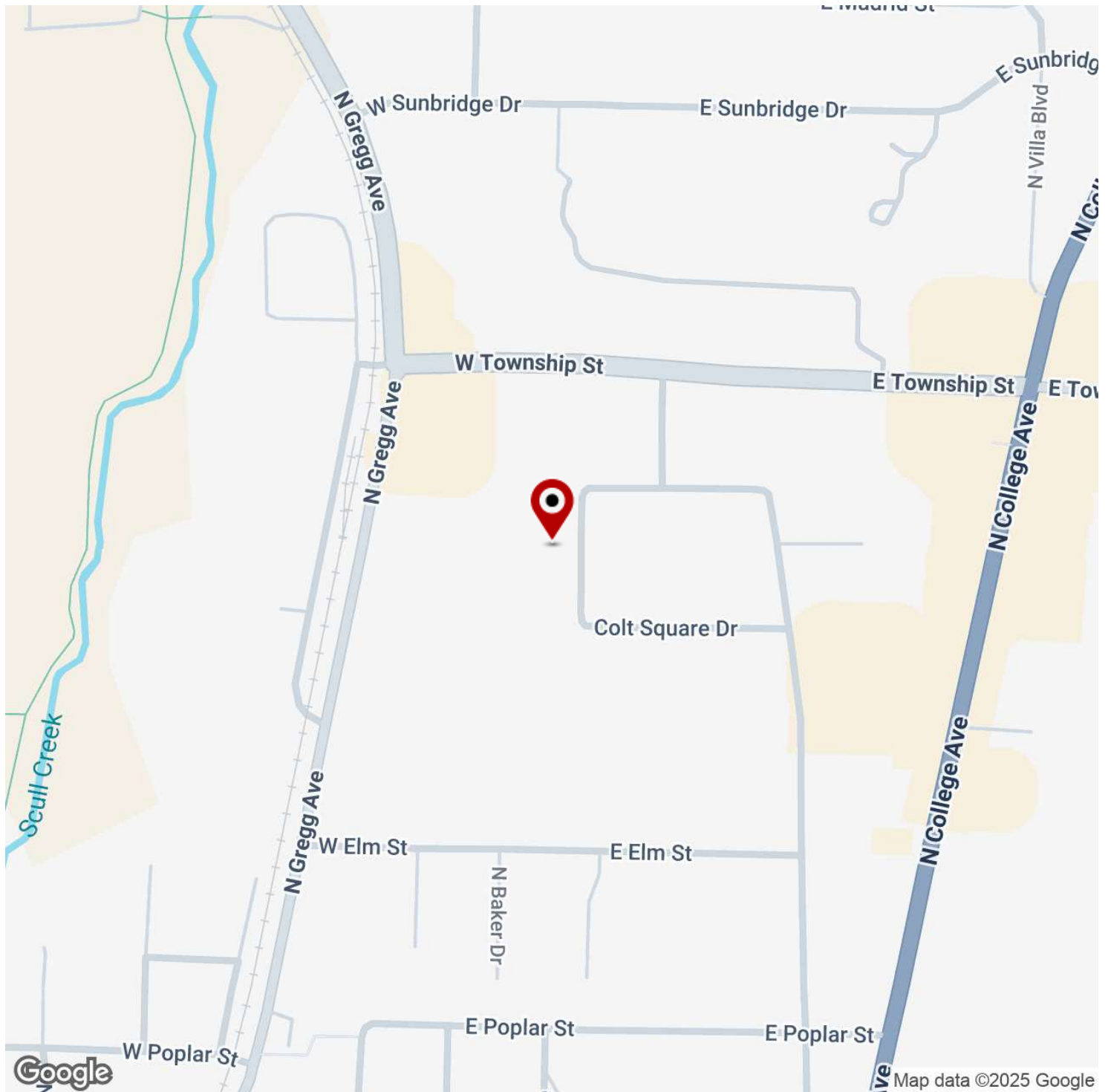
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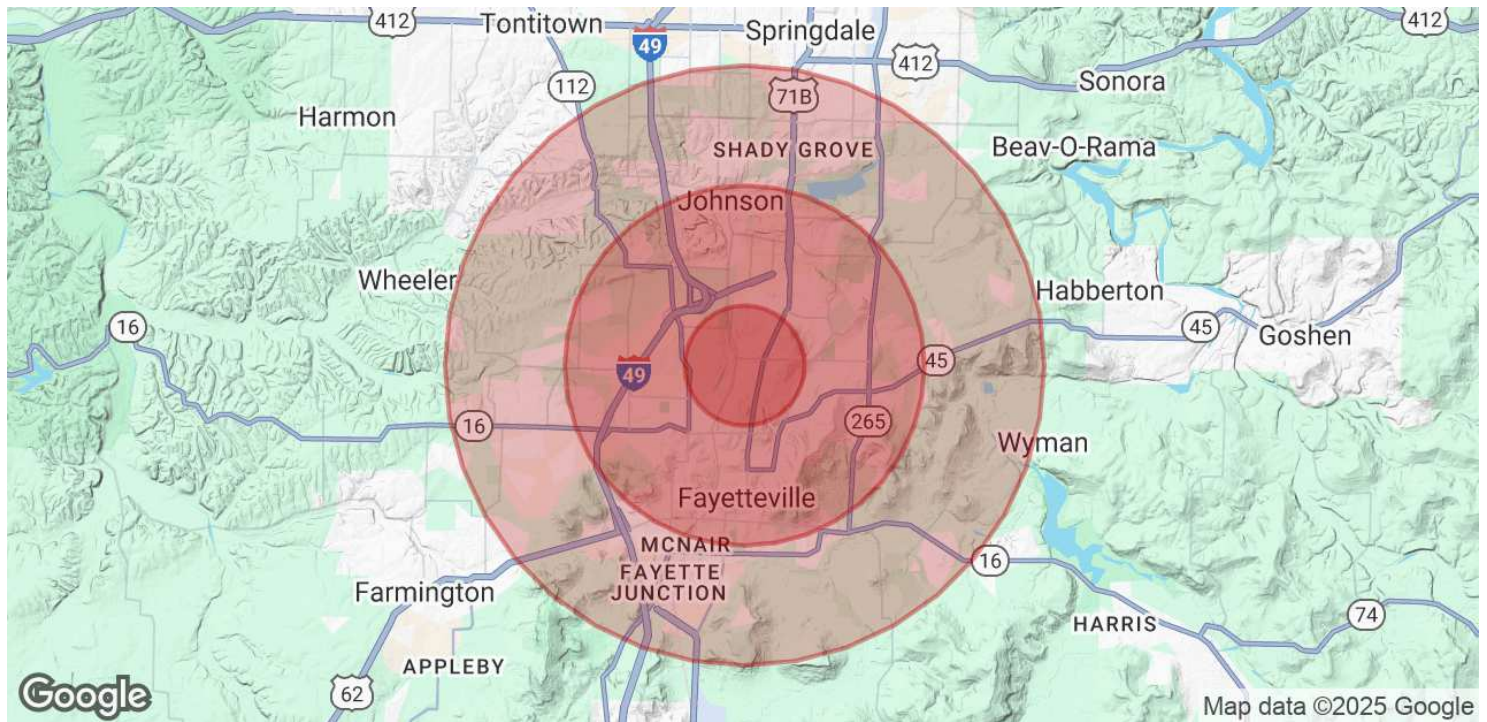
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,251	68,401	118,903
Average Age	35	34	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,644	29,012	48,354
# of Persons per HH	2	2.4	2.5
Average HH Income	\$72,329	\$87,056	\$92,570
Average House Value	\$237,373	\$371,999	\$371,540

Demographics data derived from AlphaMap

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