

FAYETTEVILLE • ARKANSAS  
**MIDTOWN PLAZA**  
at EVELYN HILLS ESTD. 1959



## LEASING INFORMATION



1320 N College Avenue  
Fayetteville, AR 72701

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829



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SPACE 27 & 28

SPACE 35

+/- 28,000 VPD

## SITE OVERVIEW



1320 N College Avenue  
Fayetteville, AR 72701





# AVAILABLE SPACES

## SPACE 27 + 28

- RATE: \$24/SF
- SQ FT: 3,000-4,200
- USE: RESTAURANT + PATIO

## SPACE 35

- RATE: \$24/SF
- SQ FT: 3,525
- USE: RESTAURANT + PATIO





# CURRENT TENANT DIRECTORY

## FOOD + BEVERAGE

Einstein Bros. Bagels  
Tacos 4 Life  
Summer Moon Coffee  
Big Whiskey's  
Mockingbird Kitchen

## KIDS + FAMILY

Once Upon a Time Books  
The Art of Motion  
Songbird Music School  
Arkadia Retrocade  
Sissy's Snowcones

## BEAUTY

Collective Hair Salon  
Natural Nails  
Midtown Salon  
Old Wolf Barber Co

## HEALTH + WELLNESS

Mensch CrossFit  
Nooma Yoga Studios  
Biomedical Solutions  
Acu-Polarity Holistic  
Integrated Martial Arts

## OFFICE

ArcBest  
G&G Insurance

## RETAIL

Uncle Sam's Outfitters  
Shops at BrickCity  
Swanky Sass Boutique  
The Natural Paw  
Dollar Tree



# LOCATION DETAILS

- **Established Retail Center** with strong visibility along College Avenue, one of Fayetteville's main commercial corridors
- **High Traffic Counts** and consistent local foot traffic from surrounding neighborhoods and nearby schools
- **Ample Parking** and easy access for both destination shoppers and daily convenience visits
- **Diverse Tenant Mix** of national and local operators, creating steady customer draw and cross-shopping opportunities
- **Proximity to Downtown** and the University enhances visibility and customer flow from multiple key demographics

 = Midtown Plaza at Evelyn Hills Location



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## FOR MORE INFORMATION



**LEASING AGENT**

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