

# PRIME OFFICE/RETAIL SPACE FOR LEASE

## 380-392 EAST SUNBRIDGE DRIVE

Fayetteville, AR 72703



### VIDEO

#### PROPERTY DESCRIPTION

Office/retail space featuring expansive windows that invite abundant natural light into each unit are currently up for lease near the intersection of College and Sunbridge. The spaces boast spacious work areas, storage closets, and private bathrooms, making them ideal for nurturing your business's growth! Conveniently located, they offer easy access to all Fayetteville has to offer.

#### PROPERTY HIGHLIGHTS

- Available Suites: 384 E Sunbridge at +/- 1,033 SF; 388 E Sunbridge at +/- 1,194 SF
- Tenant Pays Utilities
- Expansive Windows
- Near the Intersection of College and Sunbridge

#### OFFERING SUMMARY

Lease Rate:	\$22 - 24 SF/yr (NNN; MG)
Number of Units:	4
Available SF:	1,033 - 1,194 SF
Building Size:	10,096 SF

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,432	26,434	47,839
Total Population	7,193	63,333	117,410
Average HH Income	\$89,072	\$89,910	\$92,779

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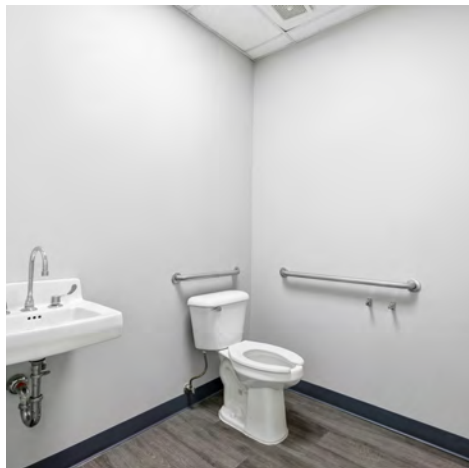
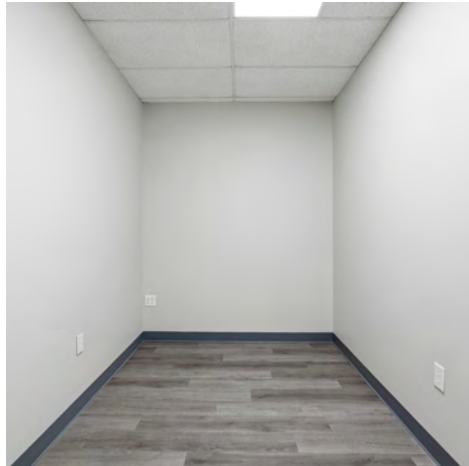
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## PRIME OFFICE/RETAIL SPACE FOR LEASE



# 384 SUNBRIDGE DR PHOTOS

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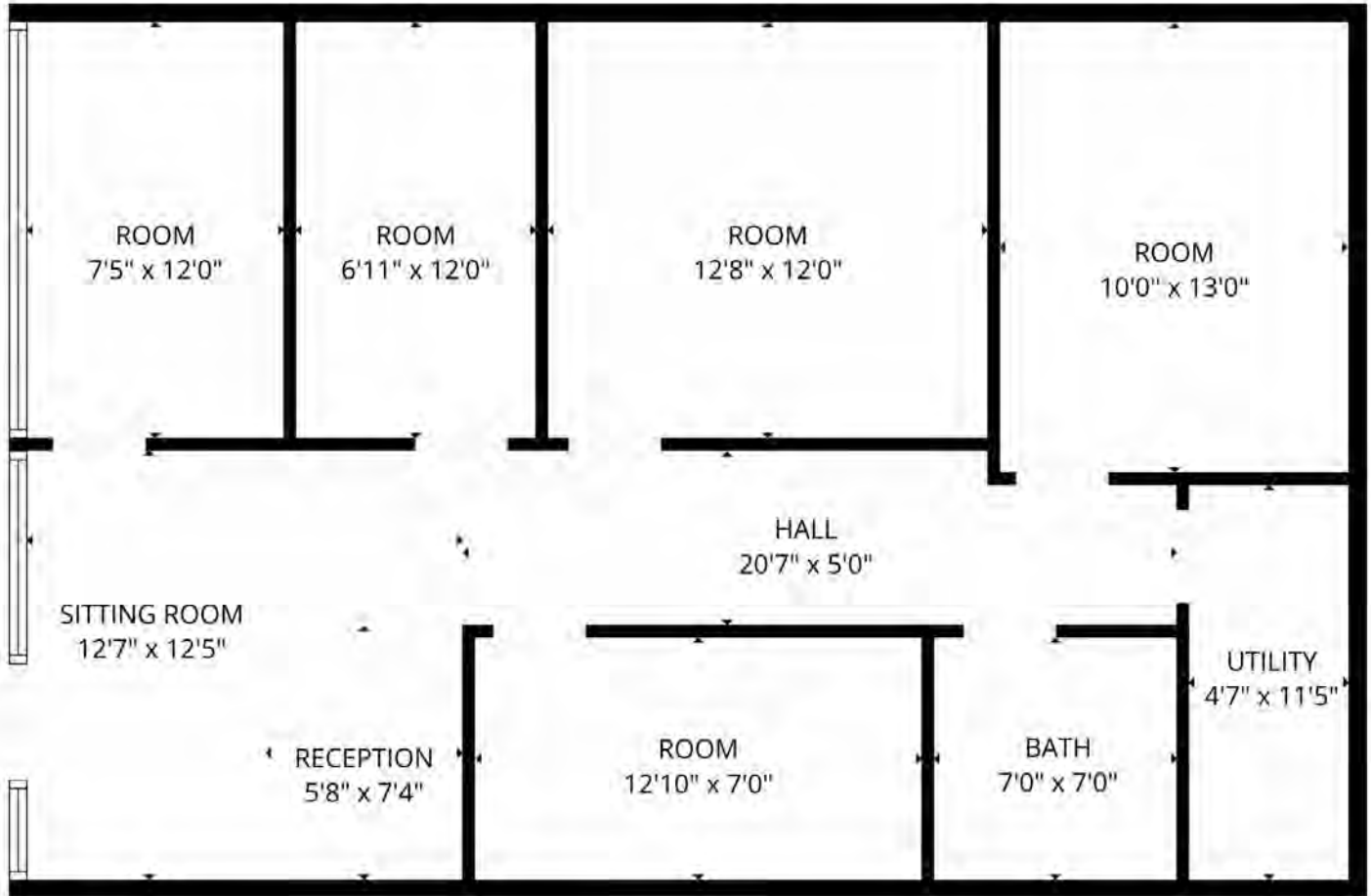
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**PRIME OFFICE/RETAIL SPACE FOR LEASE**



# 384 SUNBRIDGE DR FLOORPLAN

Fayetteville, AR 72703



**384 Sunbridge**  
**+/- 1,033 SF**

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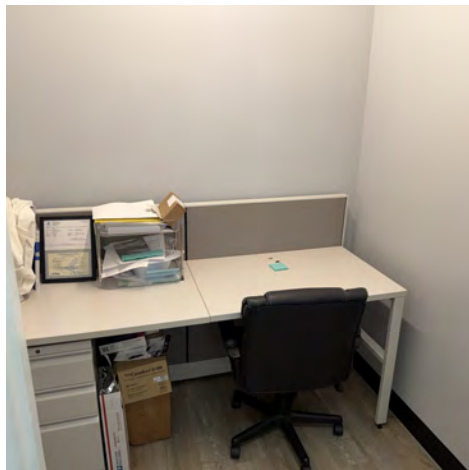
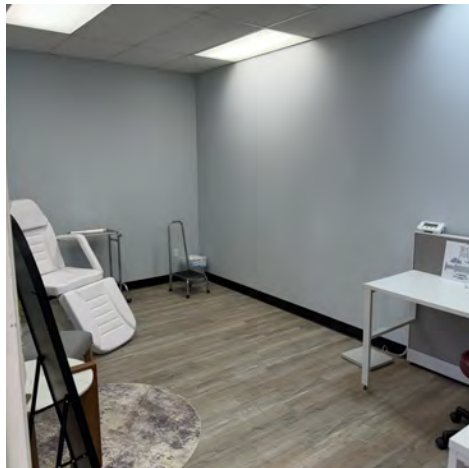
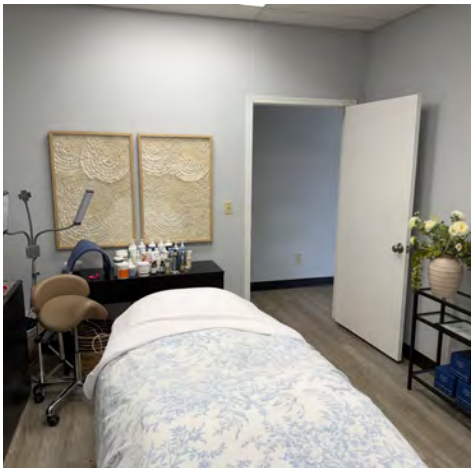
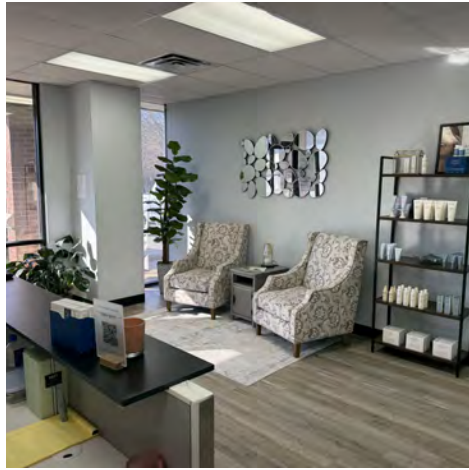
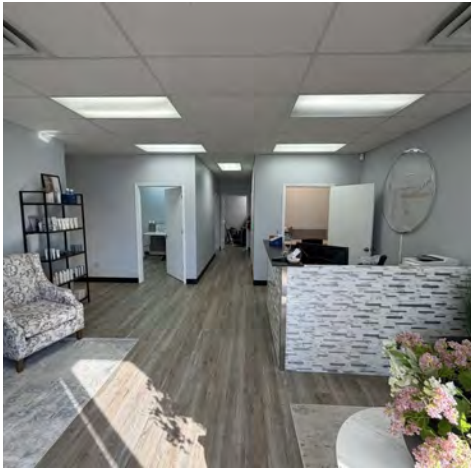
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# PRIME OFFICE/RETAIL SPACE FOR LEASE



## 388 SUNBRIDGE DR PHOTOS

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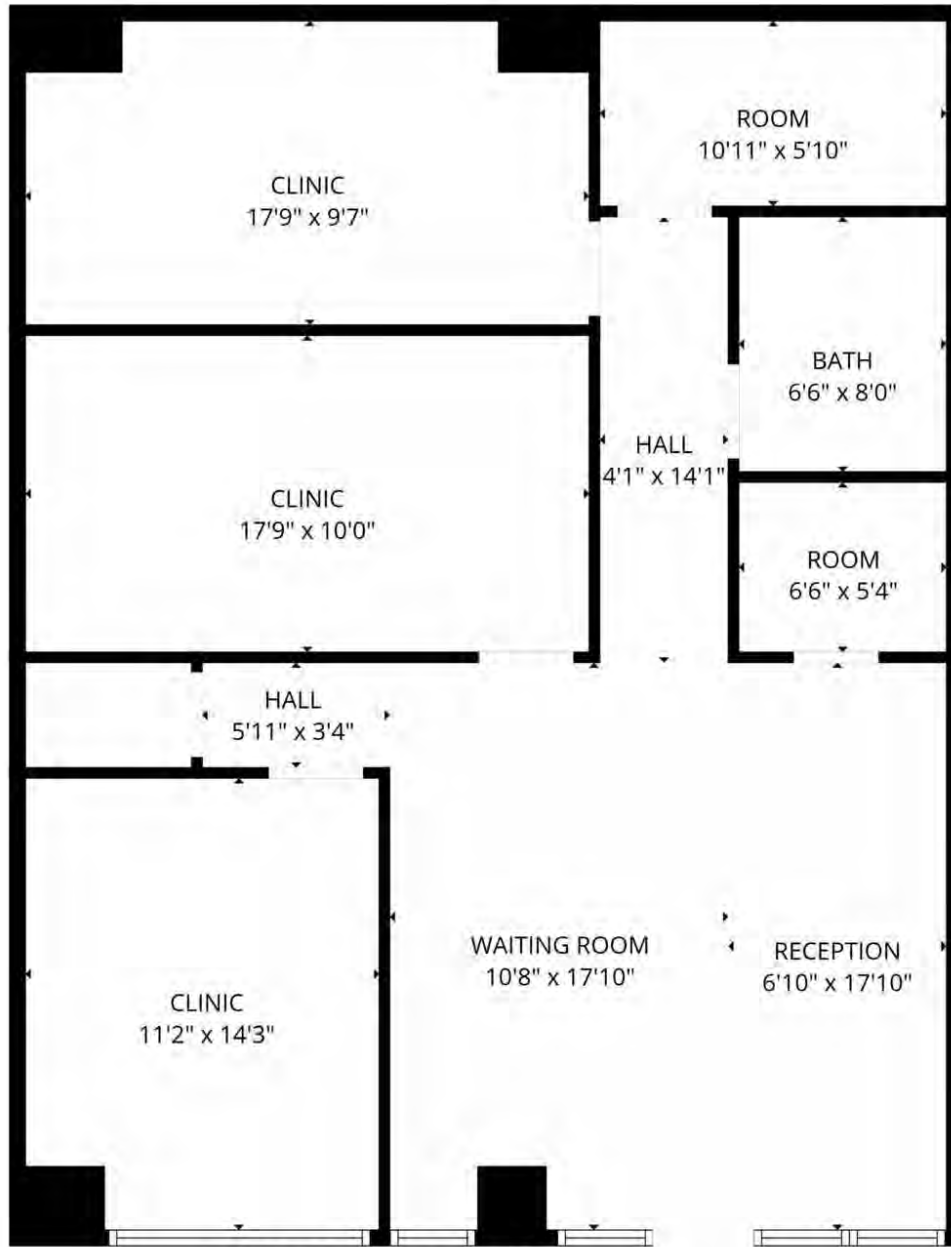
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**PRIME OFFICE/RETAIL SPACE FOR LEASE**



# 388 SUNBRIDGE DR FLOORPLAN

Fayetteville, AR 72703



## 388 Sunbridge +/- 1,194 SF

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

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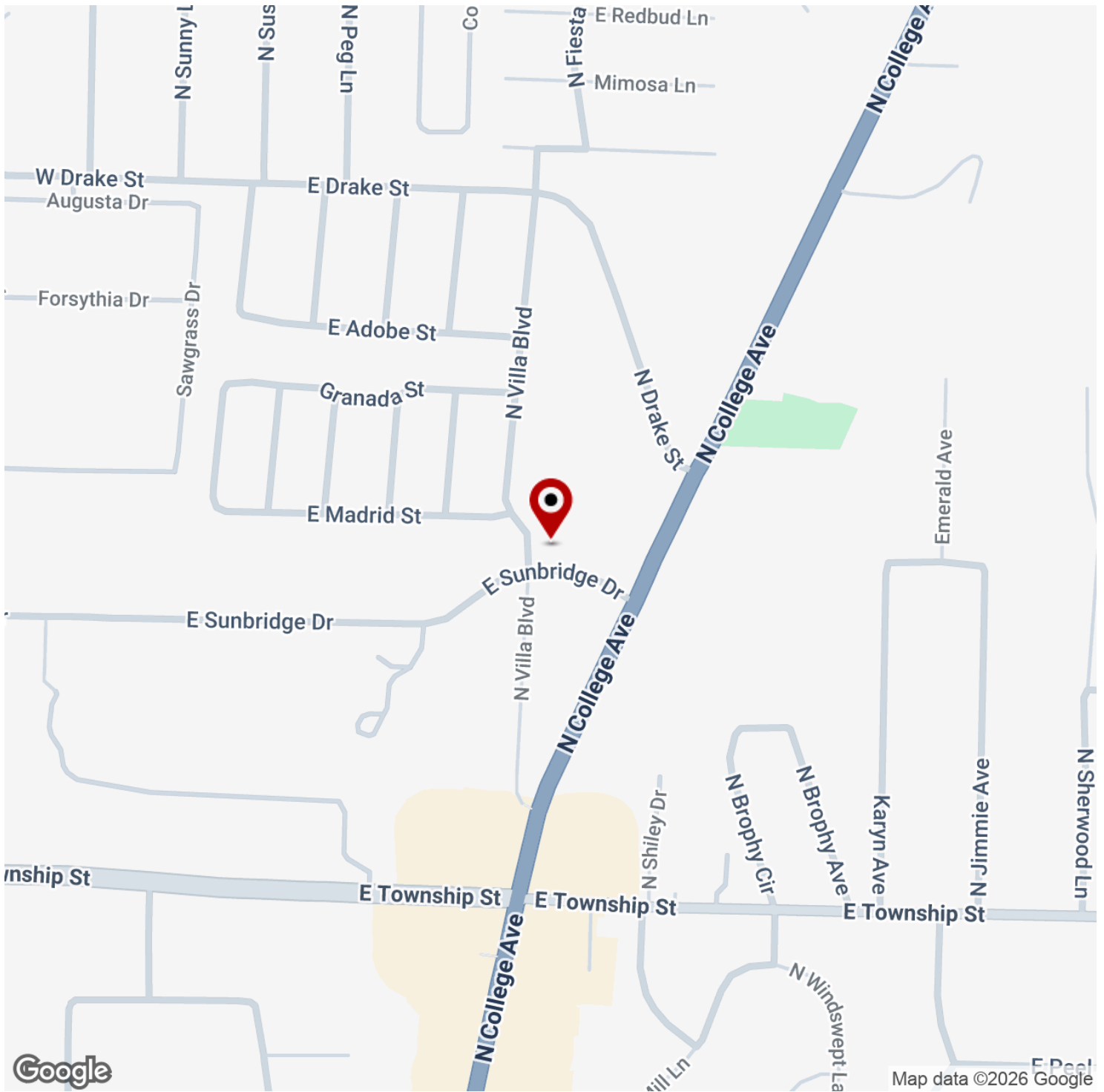
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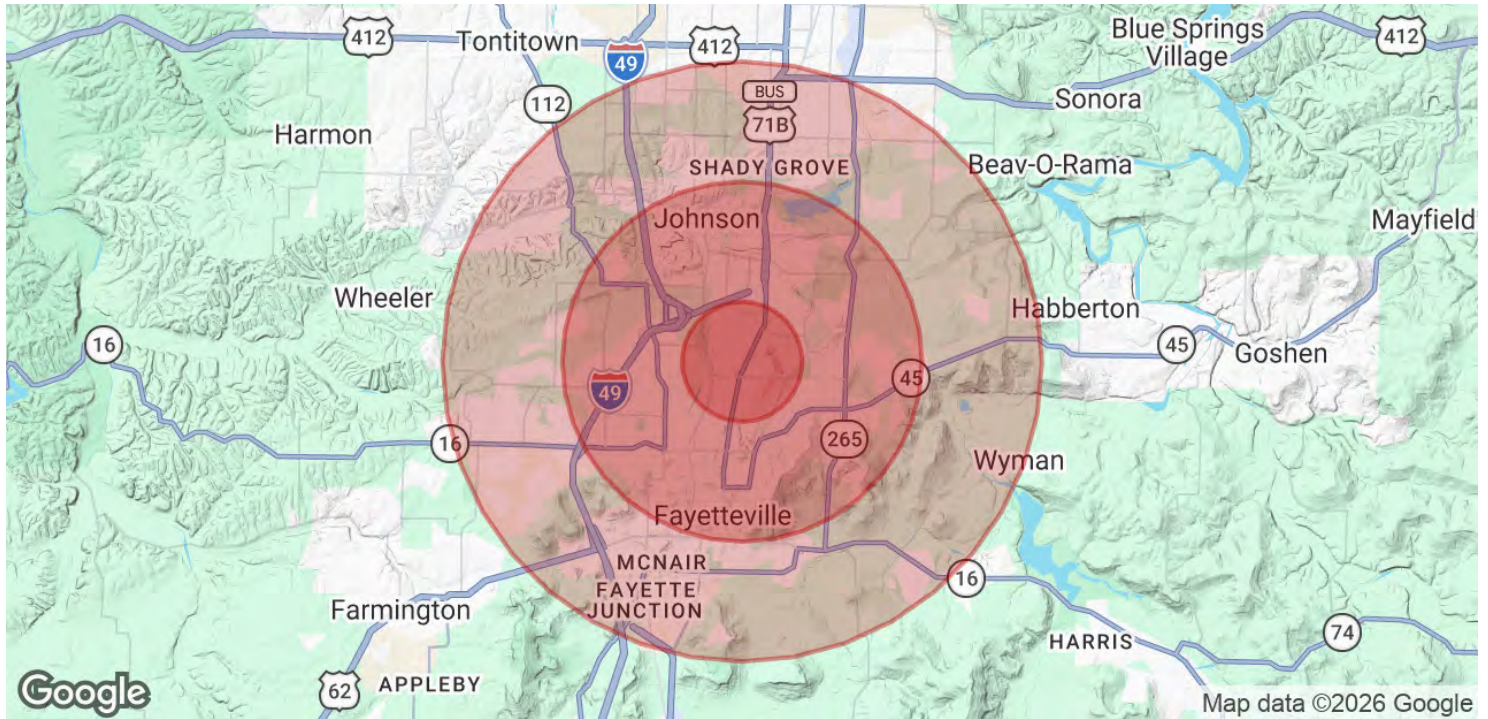
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,193	63,333	117,410
Average Age	38	35	35
Average Age (Male)	36	34	34
Average Age (Female)	39	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,432	26,434	47,839
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$89,072	\$89,910	\$92,779
Average House Value	\$285,706	\$386,527	\$372,647

Demographics data derived from AlphaMap

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