



3959 N STEELE BLVD  
FAYETTEVILLE, AR

**FOR LEASE**

*Uptown Shoppes*

**U**  
**UPTOWN**  
FAYETTEVILLE



# OFFERING

## 3959 N STEELE BLVD | FAYETTEVILLE, AR

LEASE RATE:	\$24.00/SF + NNN
AVAILABLE RETAIL SPACE	Space 1 - 2,000 SF remaining Space 2 - 2,185 SF remaining
PROPERTY TYPE:	Retail / Office
LOCATION:	Uptown, North Fayetteville
PARKING:	On Site & Street parking
TENANT IMPROVEMENTS:	Negotiable
YEAR COMPLETED:	2018

### FEATURES

- Situated at the high-traffic intersection of E Joyce Blvd & Steele Blvd, benefiting from 24,000 VPD (vehicles per day).
- Located near MALCO Theater, which attracts 650,000 patrons annually, boosting customer exposure.
- Within a 1-mile radius, the area boasts 3,023 residents, 10,231 daytime workers, and an average household income of \$90,553.
- Surrounded by 1,357 housing units, ensuring a steady flow of local shoppers and potential clientele.







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The center piece of North Fayetteville, Uptown Fayetteville Shoppes offers **two prime retail or office spaces** in a vibrant setting centered around a modern courtyard with an expansive property focused on community. Surrounded by top attractions like Malco Theater, Northwest Arkansas Mall, and Razorback Greenway, it provides easy access to Lake Fayetteville, Botanical Gardens, and Washington Regional Hospital.

With over **1,357 residential units nearby**, businesses benefit from strong foot traffic and seamless connections by foot, trail, or highway. Nearby major retailers include Target, Walmart, and Home Depot, along with corporate hubs like Procter & Gamble. Uptown Fayetteville Shoppes is the ideal location to explore, gather, and grow your business..



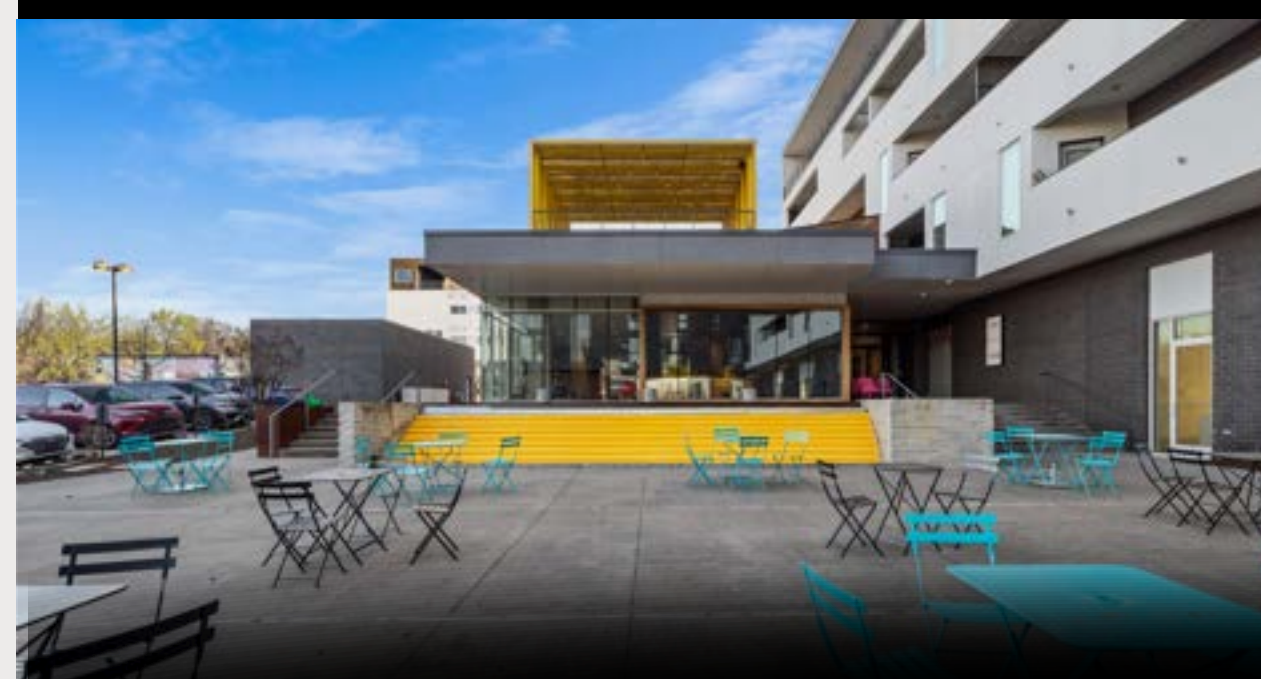


*Uptown Shoppes*

# COMMUNITY PHOTOS

3959 N STEELE BLVD | FAYETTEVILLE, AR

Uptown Fayetteville is a thriving hub for businesses, surrounded by vibrant dining, shopping, and entertainment. With easy access to major employers, top-rated schools, and the University of Arkansas, it attracts a steady flow of customers. Scenic parks, modern amenities, and a connected community make it an ideal spot to grow your business.





# SITE MAP

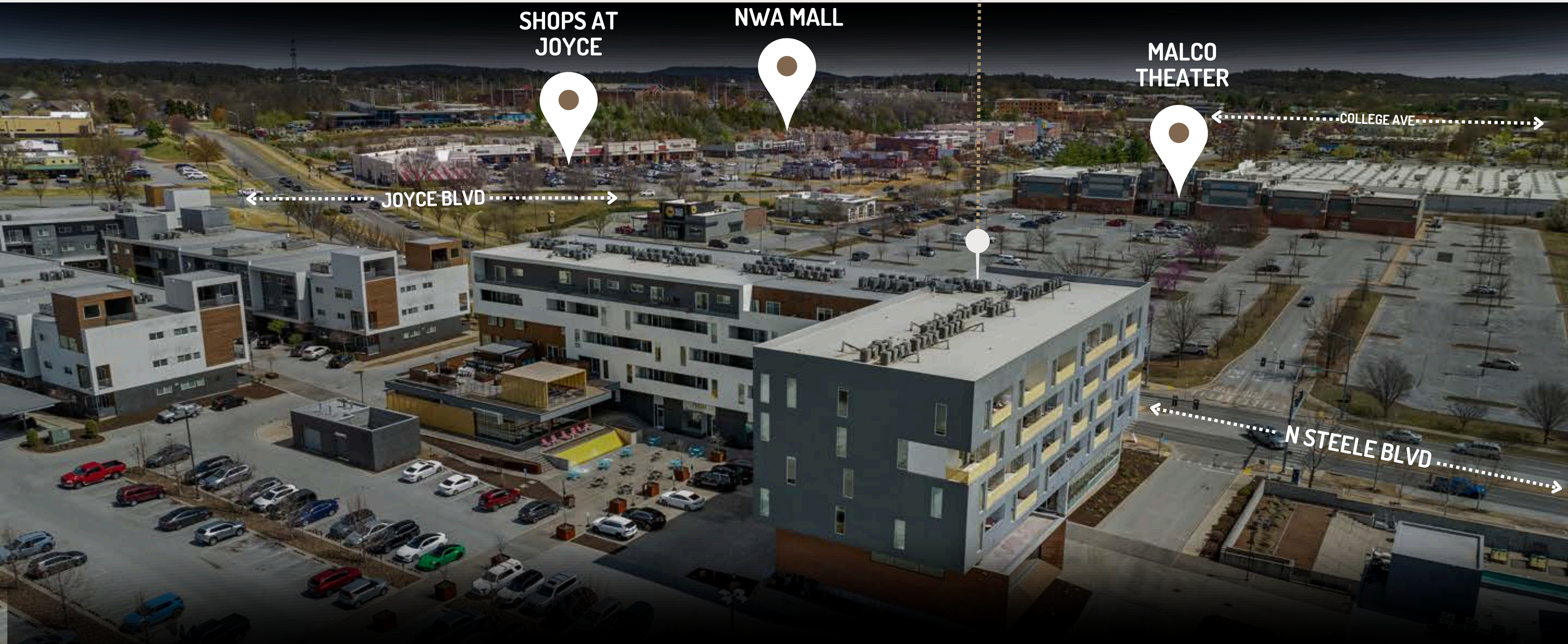
3959 N STEELE BLVD | FAYETTEVILLE, AR





# AERIAL VIEW

3959 N STEELE BLVD | FAYETTEVILLE, AR



UPTOWN  
FAYETTEVILLE

SHOPS AT  
JOYCE

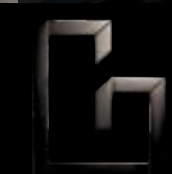
NWA MALL

MALCO  
THEATER

JOYCE BLVD

COLLEGE AVE

N STEELE BLVD

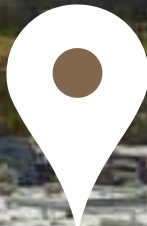




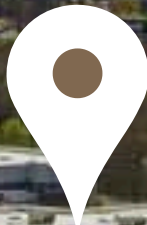
# AERIAL VIEW

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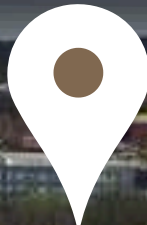
WALMART  
SUPERCENTER



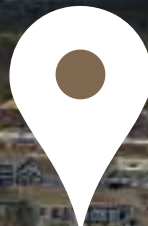
ACADEMY  
SPORTS



HYATT PLACE  
HOTEL

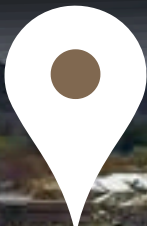


WATERMARK AT  
STEELE CROSSING

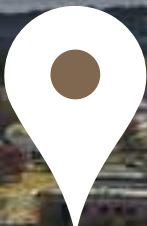


UPTOWN  
FAYETTEVILLE

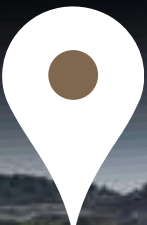
TARGET



JJ'S LIVE  
MUSIC VENUE



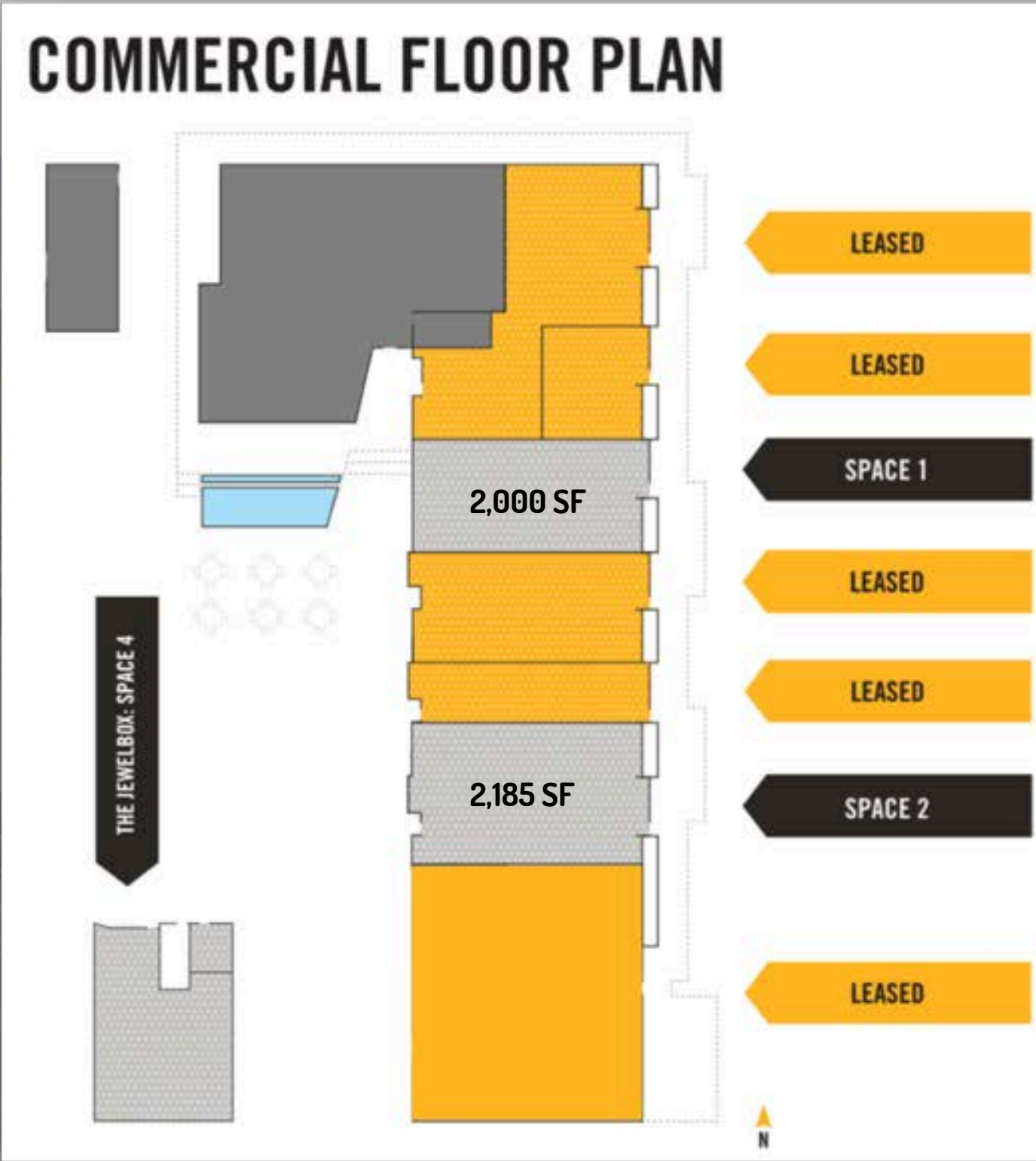
WASHINGTON  
REGIONAL  
MEDICAL  
CENTER





# AVAILABLE SUITES

3959 N STEELE BLVD | FAYETTEVILLE, AR







*Uptown Shoppes*



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