

C-STORE/GAS STATION AVAILABLE

1501 N College Ave | Fayetteville, AR 72703



**KELLEY COMMERCIAL
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AVAILABLE

Building Size: 2,480 SF (70% Retail / 30% Shop)

Lot Size: 0.69 AC

Asking Rate: \$8,000/MTH

Purchase Price: \$995,000

PROPERTY HIGHLIGHTS

- Located on a hard corner with traffic light
- 200 ft of Frontage on HWY 71 (N College Ave)
- High traffic count of 28,000 VPD
- Adjacent to Evelyn Hills Shopping Center
- Minutes from the University of Arkansas
- 2 overhead doors

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,092	70,688	113,959	235,156
AVERAGE HH INCOME	\$73,513	\$82,775	\$94,622	\$98,125
TOTAL HH	5,355	30,928	48,860	90,758

TRAFFIC COUNTS

N College Ave - 28,000 VPD

Prime C-Store/Fuel location with 200 ft of frontage on N College Ave. This site is adjacent to the Evelyn Hills Shopping Center, one of Fayetteville's premier retail centers, UAMS Northwest Regional Campus, and the VA Medical Center. High visibility and strong daily traffic counts make this a strategic location for a Fuel Station/C-Store. The surrounding medical and retail facilities contribute to substantial foot traffic and consistent vehicular flow, offering excellent potential for business success.



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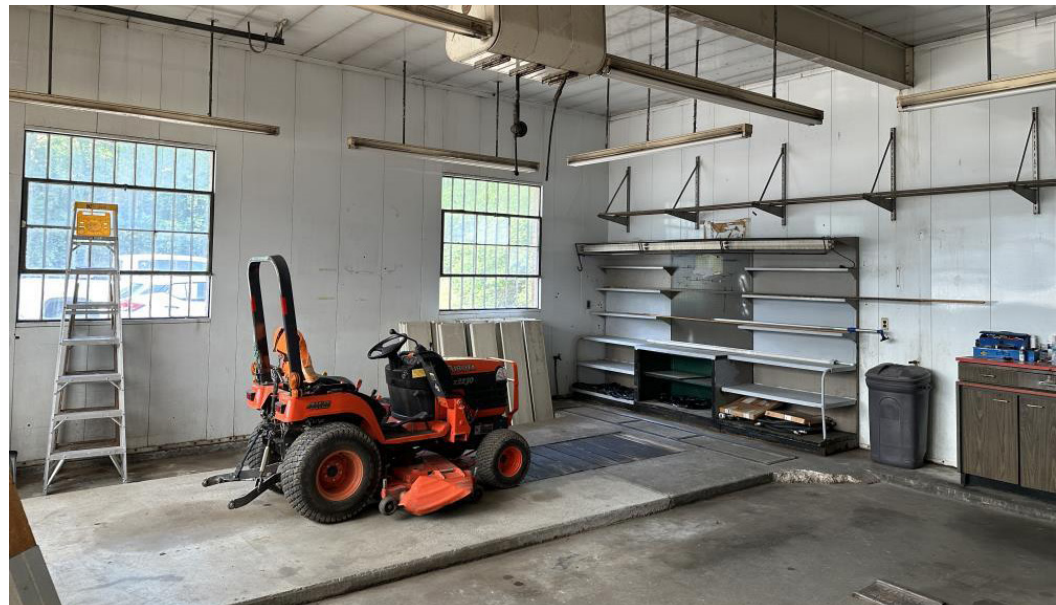
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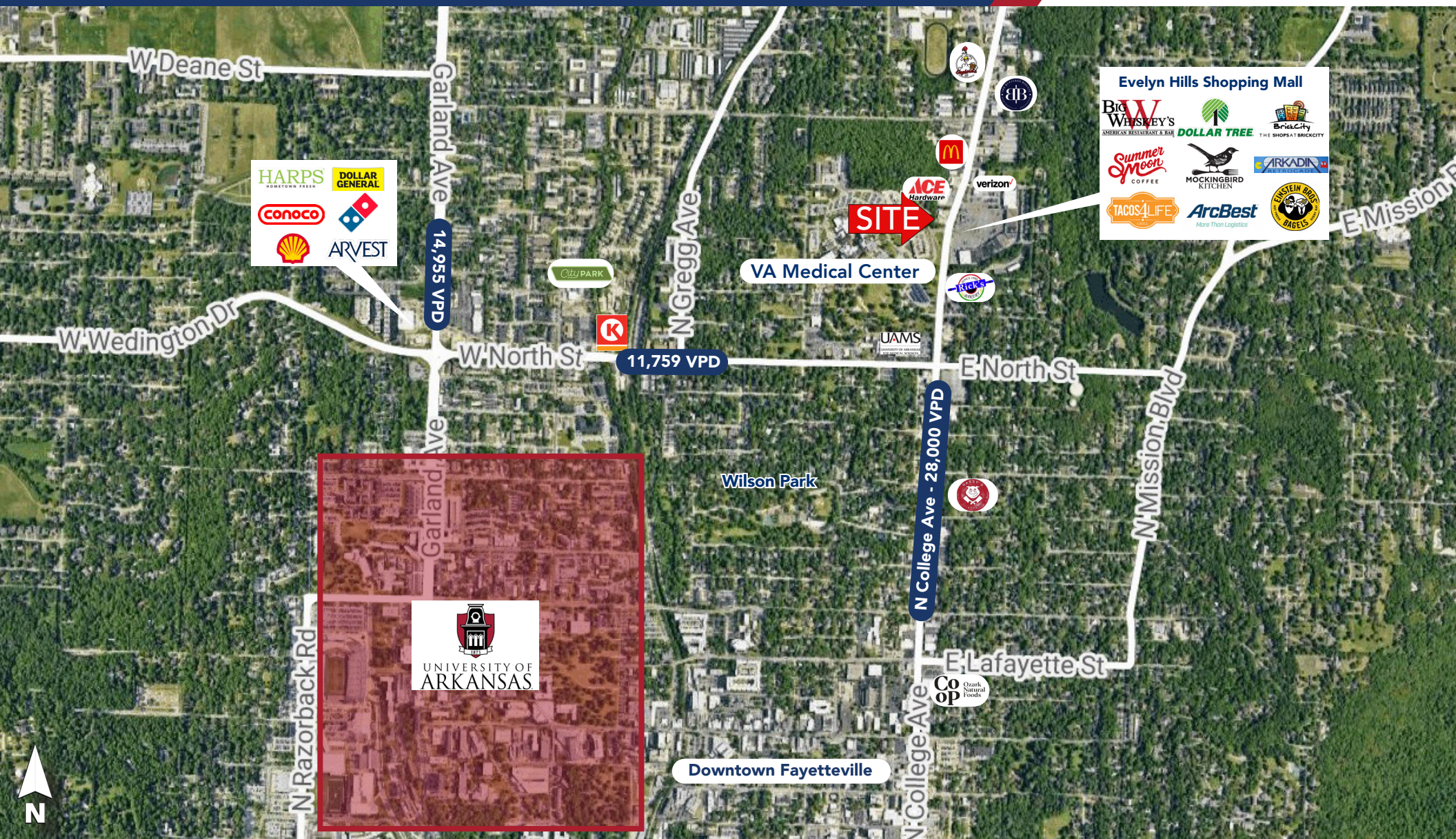
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ABOUT KELLEY COMMERCIAL PARTNERS

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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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