

OAK PLAZA

1200-1232 N Garland Ave, Fayetteville, AR 72703



PROPERTY DESCRIPTION

Position your business in the heart of a high traffic retail corridor with these well located retail/office spaces in the Oak Plaza shopping center. Layouts ideal for a variety of office, retail, or service based user. Conveniently located near the corner of N Garland Ave and W Wedington Dr, the property is approx. 1.2 miles from the University of Arkansas and just 1.5 miles from I-49, offering excellent accessibility for clients and employees alike. Situated directly across from the Harp's and surrounded by established tenants including Dollar General, Metro by T-Mobile, Lucky Luke's BBQ, and a Brazilian Jiu Jitsu, this location benefits from strong daily traffic and excellent visibility within a thriving neighborhood shopping center.

PROPERTY HIGHLIGHTS

- High traffic retail corridor location in the established Oak Plaza shopping center
- Ideal for office, retail, or service based users
- Flexible layouts to accommodate a variety of business types
- Strong co-tenancy helps drive consistent customer traffic

OFFERING SUMMARY

Lease Rate:	\$16 - 19 SF/yr (MG)
Available SF:	400 - 2,100 SF

SPACES	LEASE RATE	SPACE SIZE
1228 N Garland Ave	\$19.00 SF/yr	400 SF
1232 N Garland Ave	\$18.00 SF/yr	840 SF
1214 N Garland Ave	\$16.00 SF/yr	2,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,433	28,530	43,925
Total Population	16,227	69,282	106,786
Average HH Income	\$52,536	\$78,197	\$93,171

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SALMONSEN GROUP

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RETAIL/OFFICE FOR LEASE



1214 N GARLAND PHOTOS

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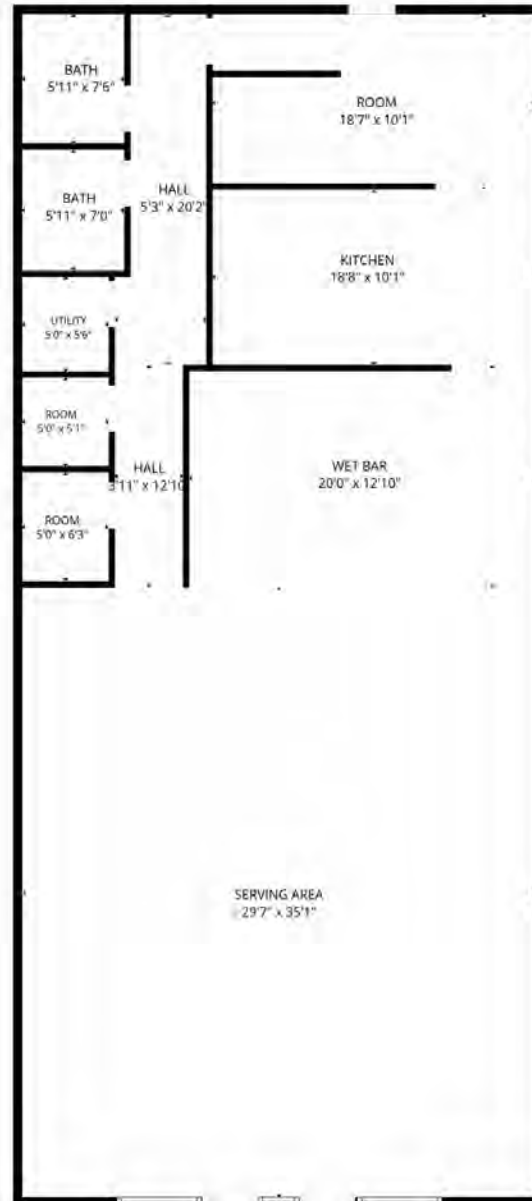
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1214 N GARLAND FLOORPLAN

1200-1232 N Garland Ave, Fayetteville, AR 72703



1214 Garland: +/- 2,100 SF

FOR INFORMATION ONLY: MEASUREMENTS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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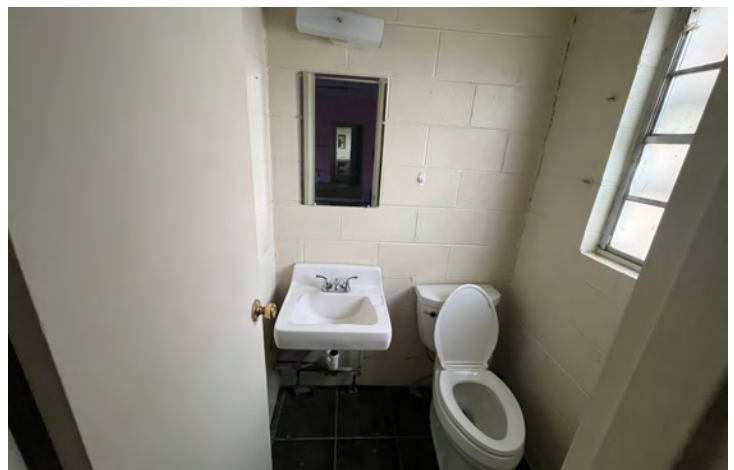
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1228 N GARLAND PHOTOS

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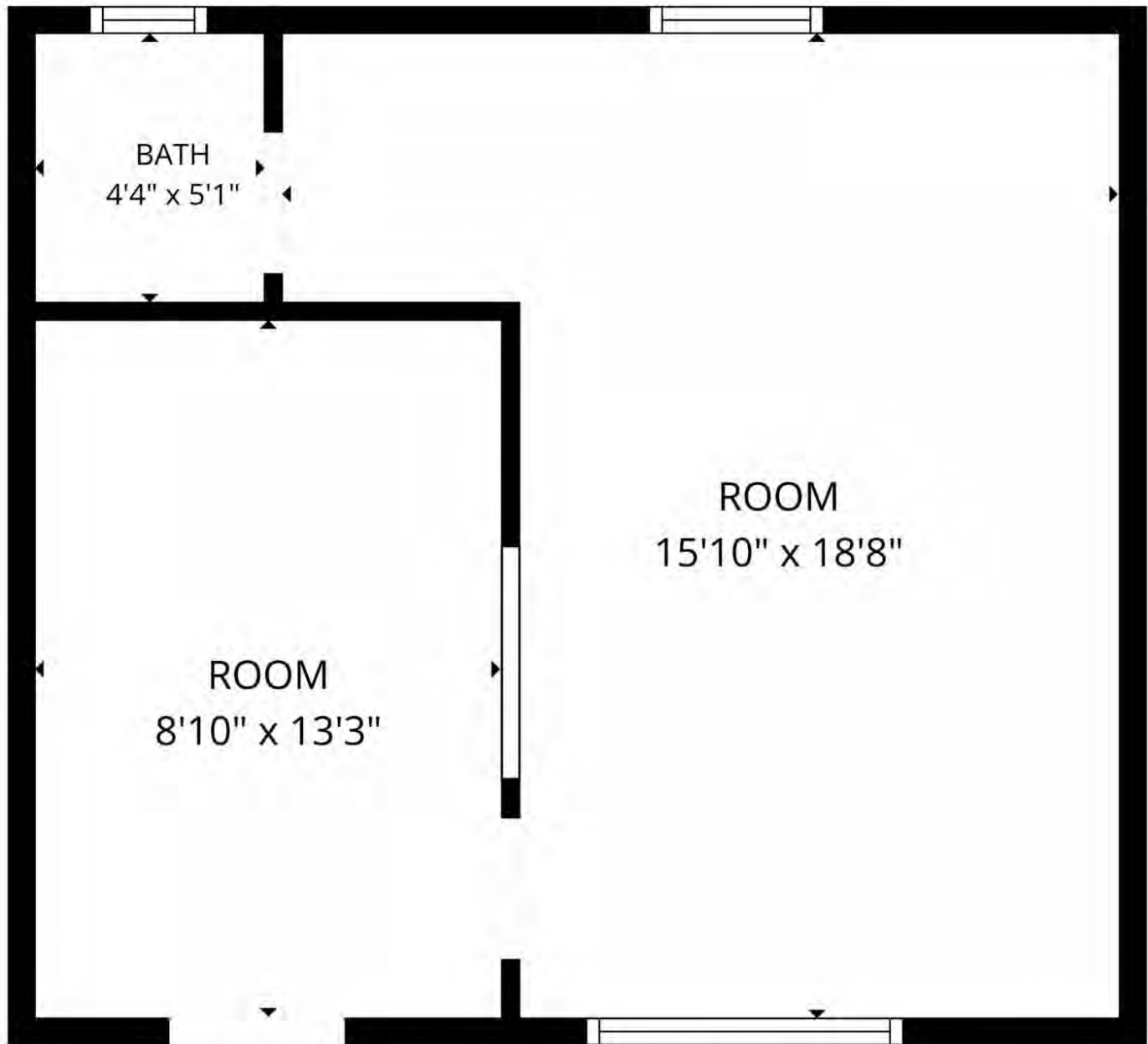
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1228 N GARLAND FLOORPLAN

1200-1232 N Garland Ave, Fayetteville, AR 72703



1228 N Garland Ave: +/- 400 SF

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

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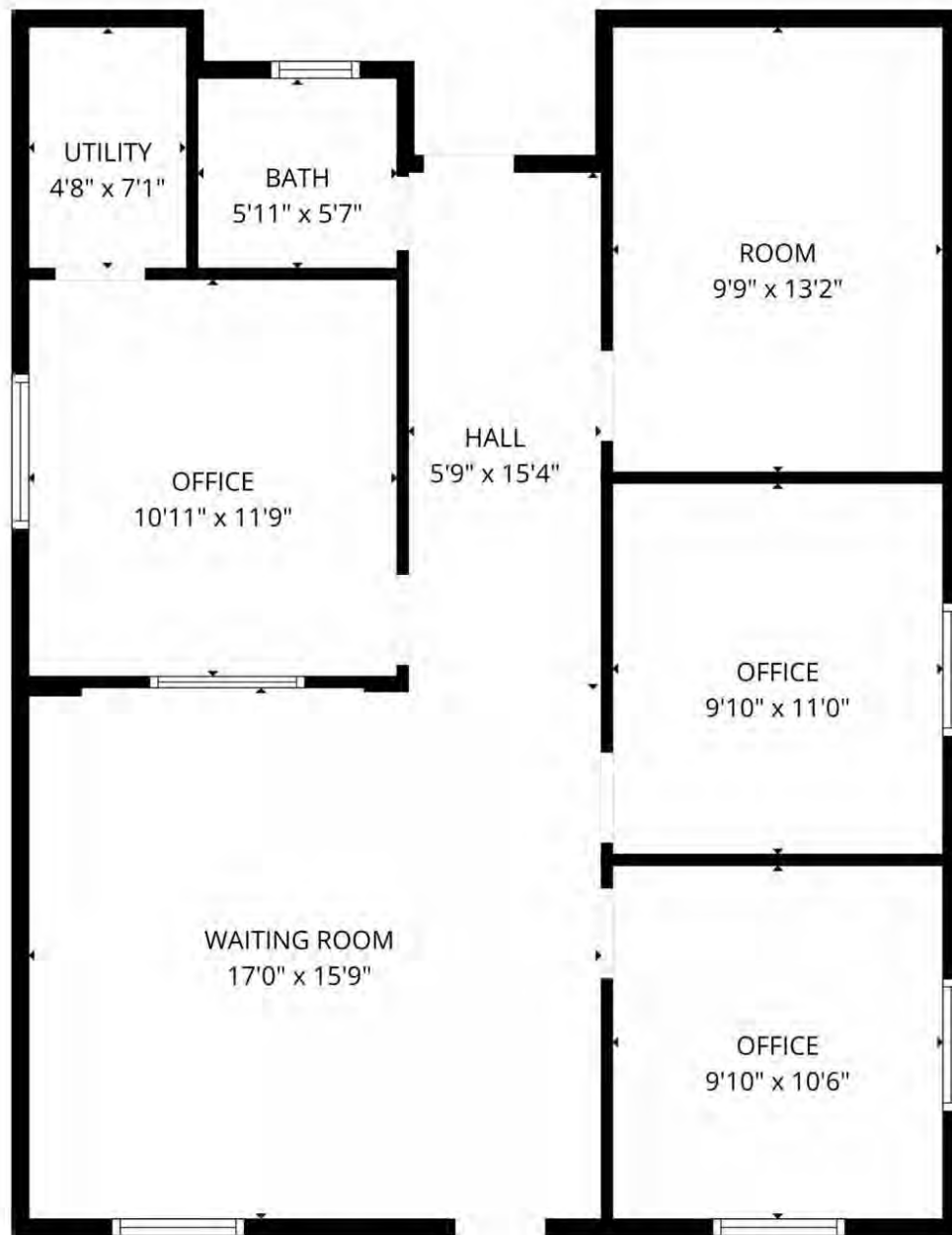
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1232 N GARLAND FLOORPLAN

1200-1232 N Garland Ave, Fayetteville, AR 72703



1232 N Garland Ave: +/- 840 SF

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

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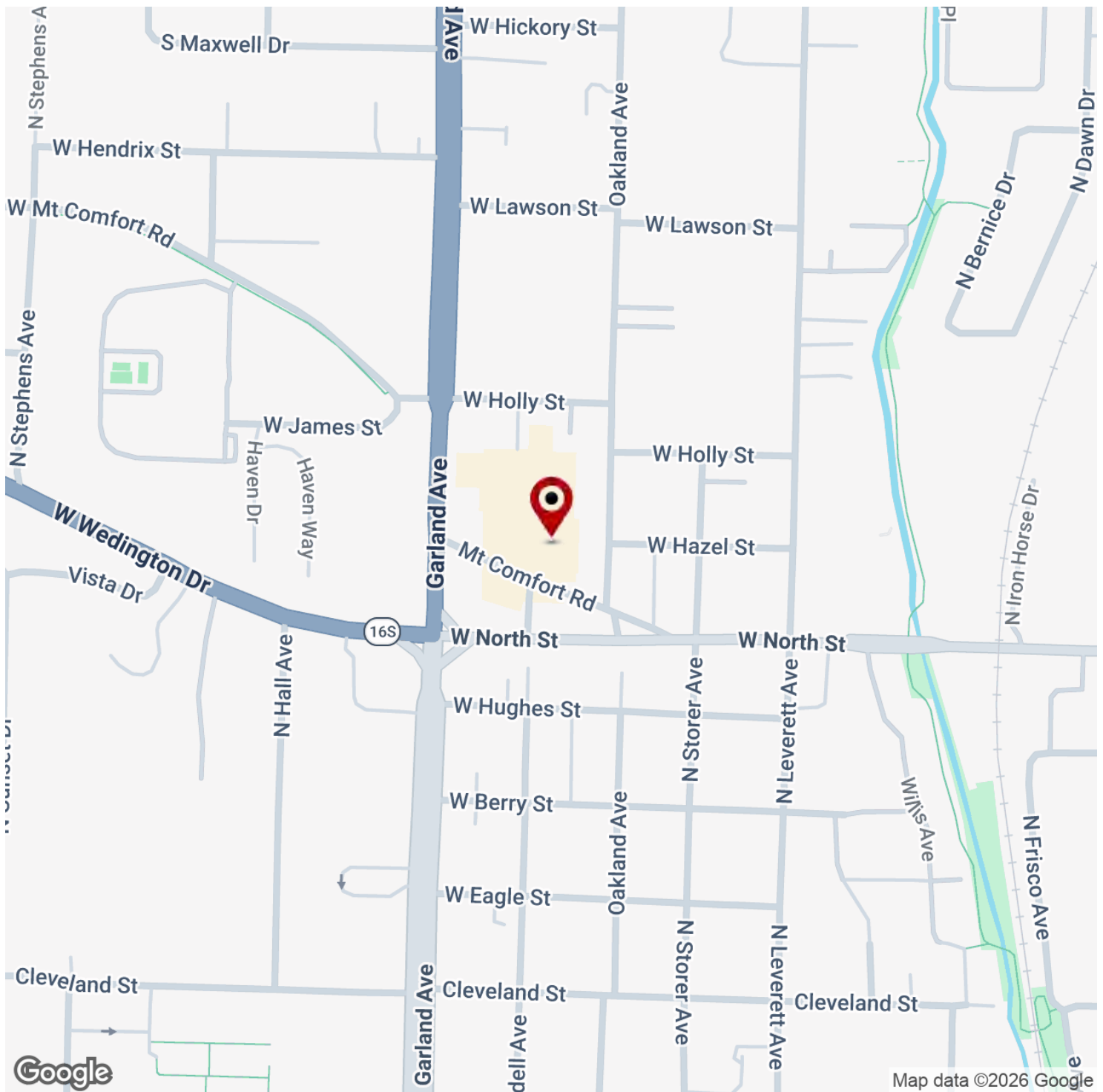
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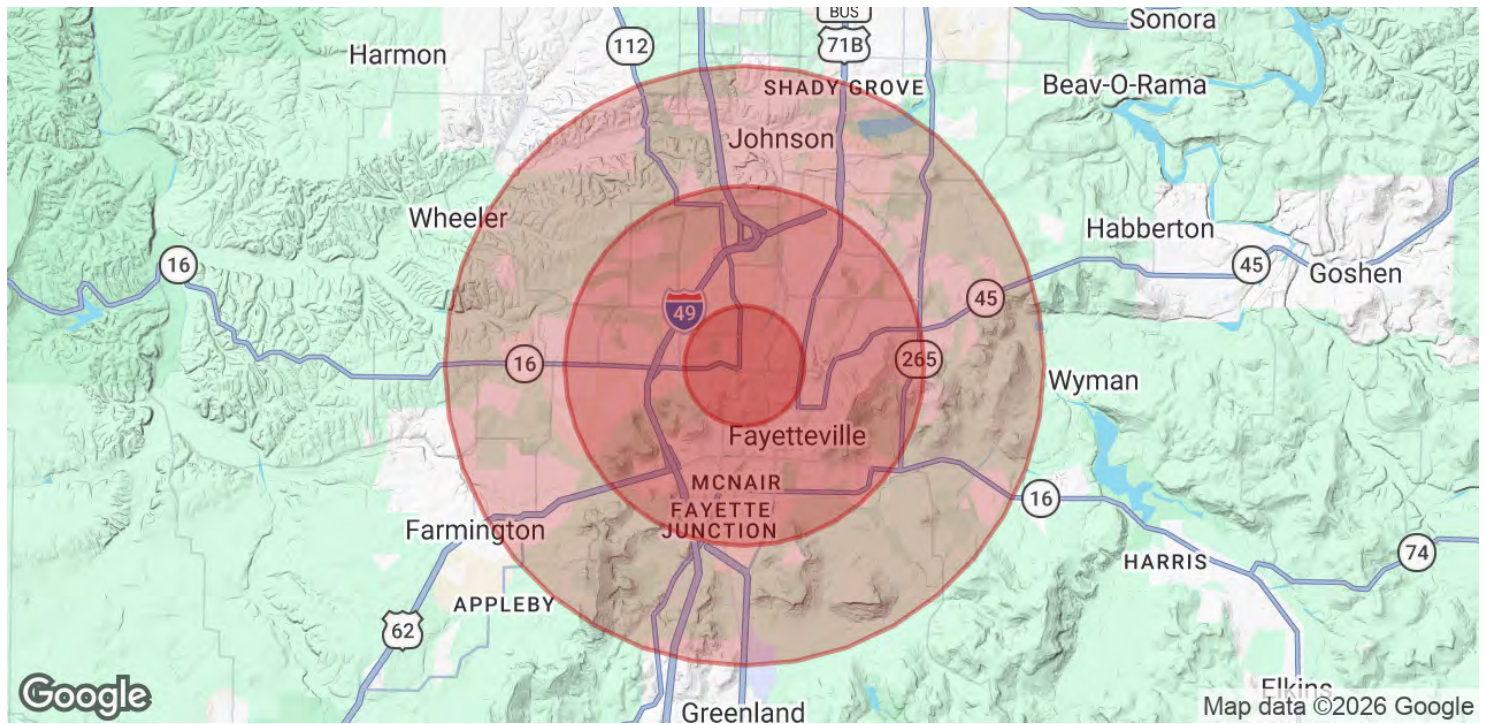
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,227	69,282	106,786
Average Age	24.8	30.2	33.0
Average Age (Male)	25.6	30.4	32.6
Average Age (Female)	24.2	31.0	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,433	28,530	43,925
# of Persons per HH	3.0	2.4	2.4
Average HH Income	\$52,536	\$78,197	\$93,171
Average House Value	\$403,131	\$342,816	\$349,261

2023 American Community Survey (ACS)

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