

# OFFICE SPACE FOR SUBLEASE

112 W Center St | Fayetteville, AR 72701



**MACTATMAN, CCIM**

AGENT  
☎ 479.966.4020 | 📠 870.403.3414  
mtatman@kelleycp.com



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112 W Center St | Fayetteville, AR 72701

## AVAILABLE

6th Floor 6,290 SF

## PRICE

\$22.50 SF MG

## COMMENTS

- Newly renovated Class A office space available on the Historic Fayetteville Square.
- The 5th and 6th floors offer incredible views of Old Main, Mount Sequoyah, Block Street, and the Square.
- Space consists of an open floor plan, several conference rooms, offices, and breakroom.
- Climate controlled bicycle storage, lockers, and showers on-site.
- Restaurants, shops, and bars all within walking distance of space.

## DEMOGRAPHICS

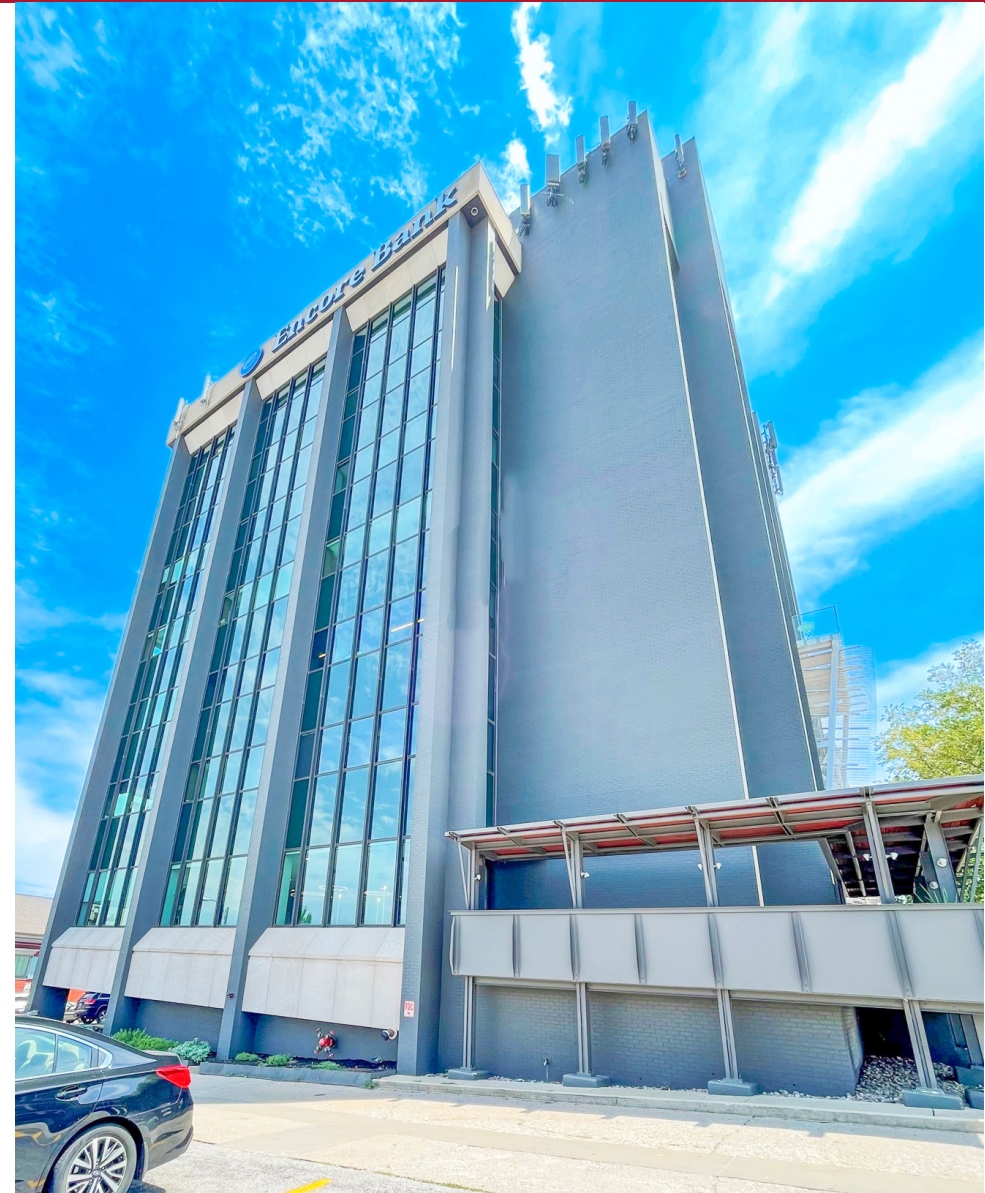
	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,152	56,683	93,972	57,048
AVERAGE HH INCOME	\$39,955	\$58,515	\$71,183	\$59,975
TOTAL HH	5,859	24,608	39,960	24,734

## TRAFFIC COUNTS

College Ave - 22,000 VPD

Center St - 11,000 VPD

Dickson St - 9,000 VPD



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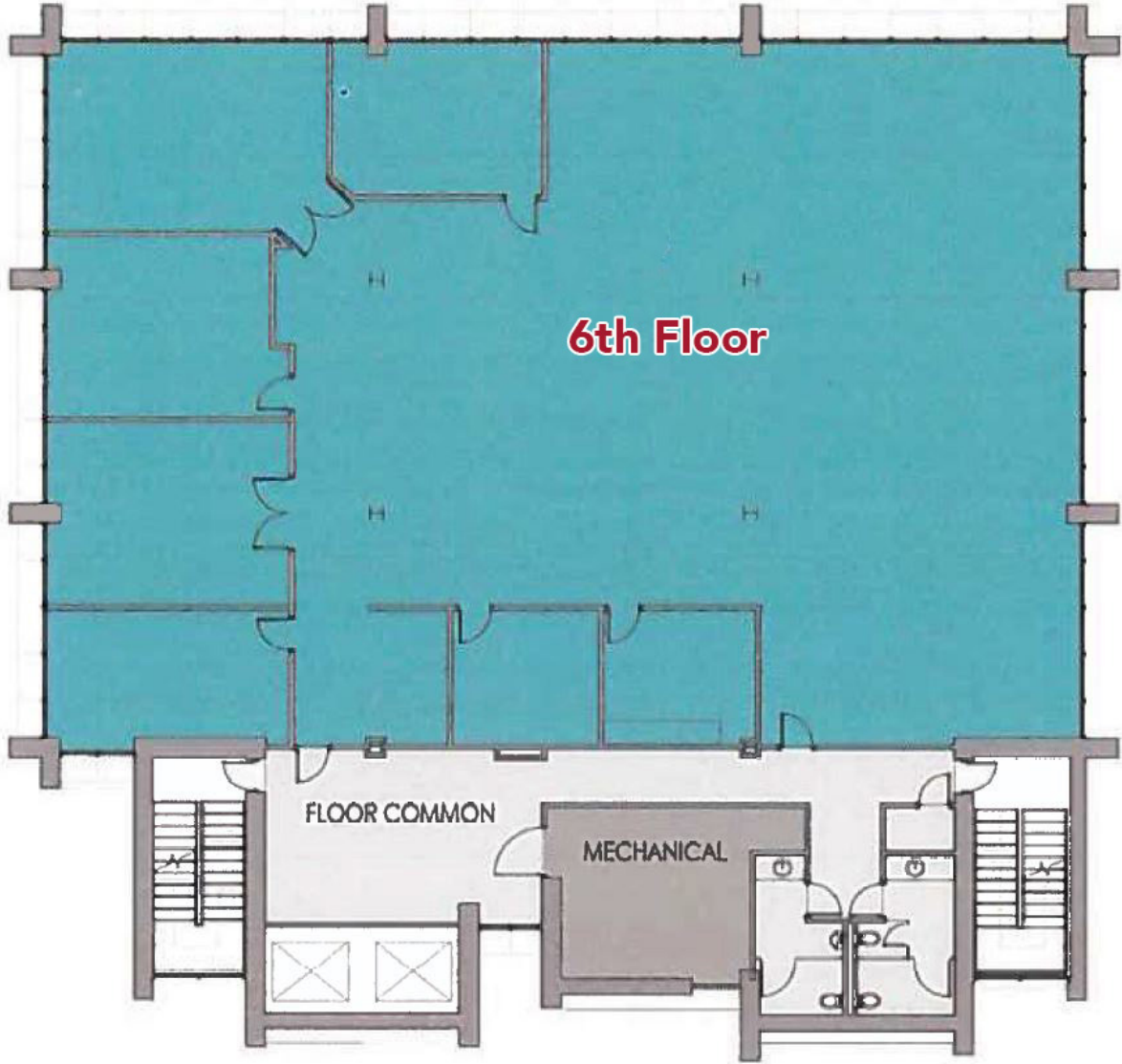
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**KELLEY COMMERCIAL  
PARTNERS**

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Fayetteville  
Town Center

SITE

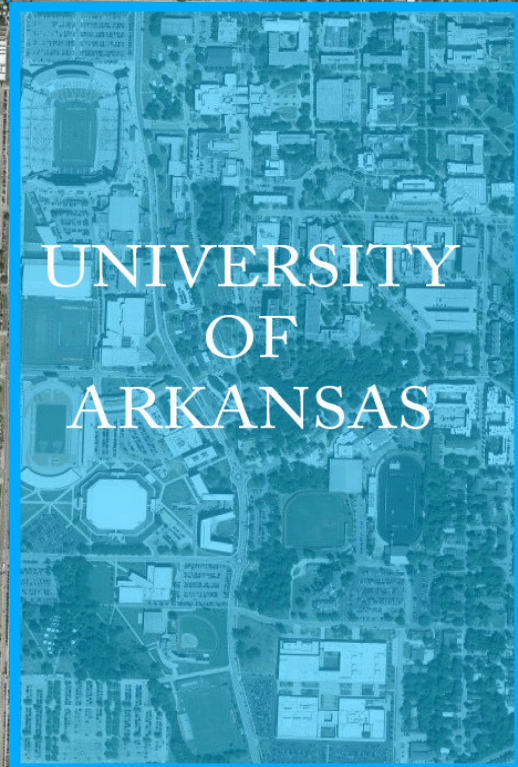
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KELLEY COMMERCIAL PARTNERS

## 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.



**MAC TATMAN, CCIM**

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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**KELLEY COMMERCIAL  
PARTNERS**

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