

236-4,883 SF Available  
**FAIRBANKS, ALASKA**

# Bentley Mall

■ **Bentley Mall**  
 32 College Rd  
 Fairbanks, Alaska  
 99701



## HIGHLIGHTS

- Fully fixtured restaurant space available
- No Retail Sales Tax in Fairbanks, Alaska
- Alaska Permanent Fund pays Alaska resident annually, this year distributed \$3200 to each person
- US Military spends \$879+ Million in Fairbanks per year
- Close proximity to University of Alaska Fairbanks with over 10,000 students
- Desirable tenant mix caters to growing local population and over 400,000 tourists per year
- Highest grossing predominant center in the trade area, with above-industry sales at \$495 per square foot
- Walkable retail connects neighborhood essential anchors: Safeway, OfficeMax & Michael's
- Leisure, hospitality & tourism are significant contributors to the Fairbanks Economy, in addition to military support, natural resources & mining

TRADE AREA	3 MILES	5 MILES	10 MILES
AVG. HH INCOME	<b>\$91,854</b>	<b>\$92,873</b>	<b>\$101,294</b>



## JOIN A STRONG RETAIL MIX, INCLUDING



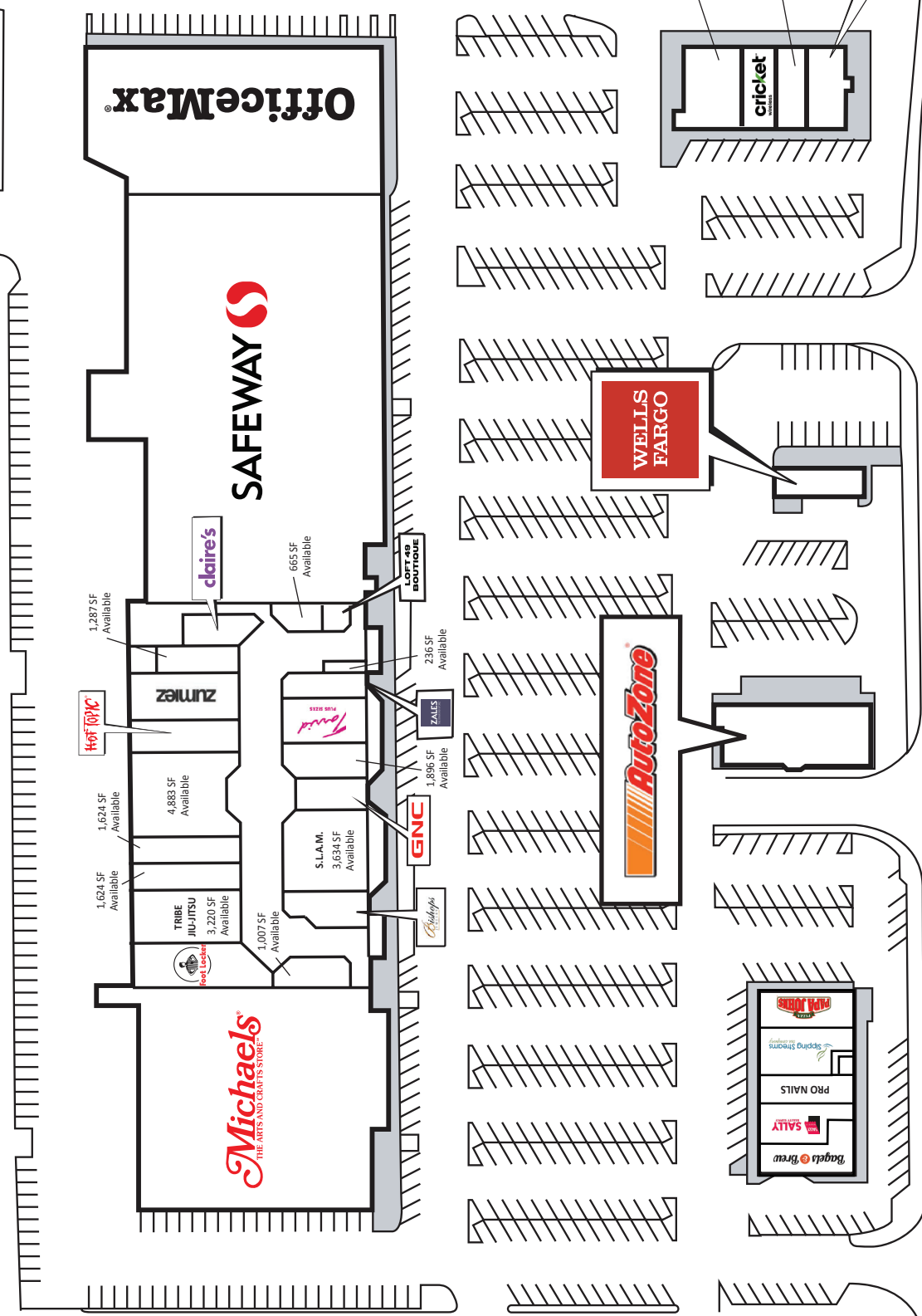
## FOR LEASING INFORMATION, CONTACT

■ Jay E. Krigsman, CCIM, SCLS  
 (725) 228-7031 jay@tkcre.com

■ Elaine Garibay  
 (725) 228-7038 elaine@tkcre.com

The **KRAUSZ**  
**COMPANIES** LLC

BENTLEY ROAD



COLLEGE ROAD

N.T.S.

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