

RESTAURANT/RETAIL SPACE FOR LEASE

26 W Center St | Fayetteville, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON

AGENT

O 479.445.6346 | C 479.409.1366

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JORDAN JETER, CCIM

PARTNER | AGENT

O 479.695.8265 | C 501.350.7388

jjeter@kelleycp.com

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AVAILABLE

Basement ±2,693 SF
Block St Retail ±2,817 SF

PRICE

Basement: \$20 | NNN
Block St Retail: \$30 | NNN

COMMENTS

- Meticulously renovated trophy property located on the beautiful downtown Fayetteville Square
- Located within walking distance to popular shopping and dining options, government offices including the courthouse, Dickson entertainment district, and Fayetteville’s premier hotel, The Graduate

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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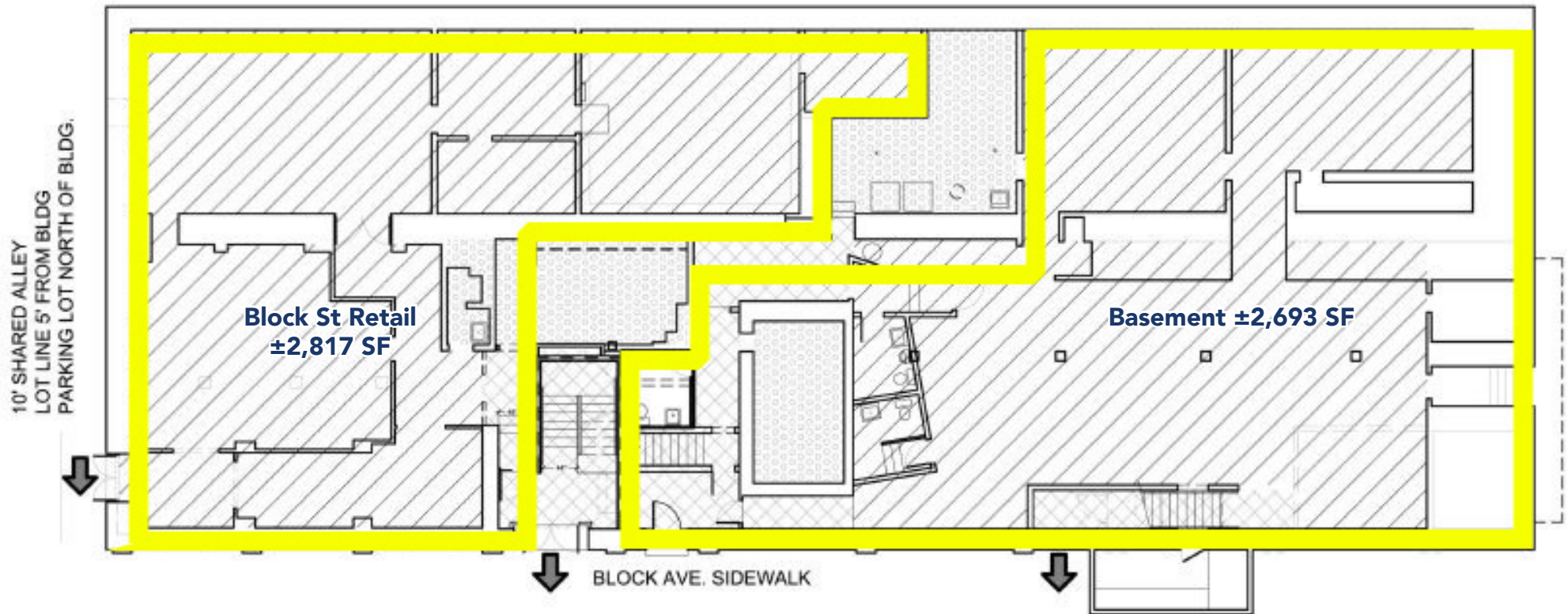
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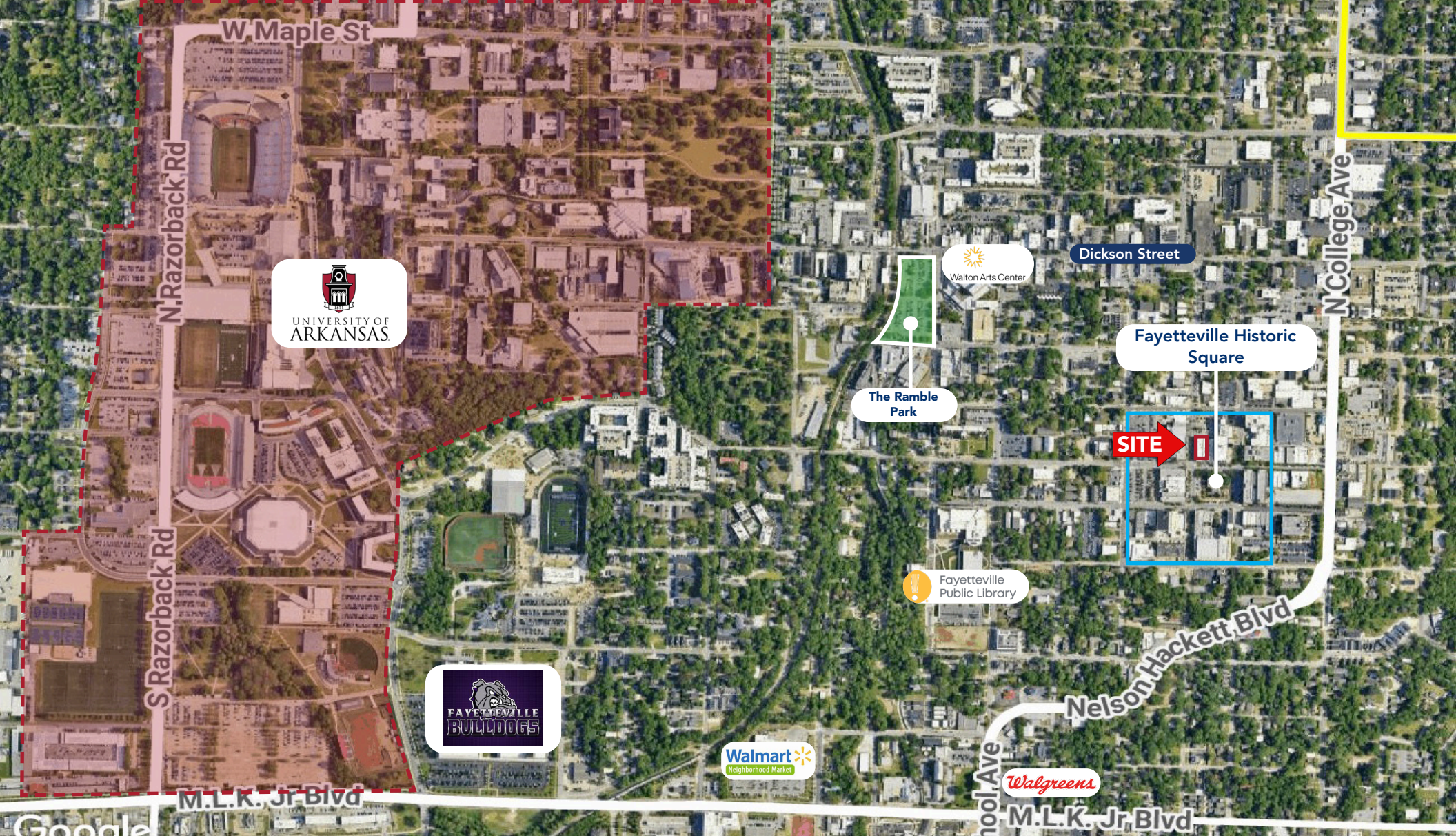
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ABOUT KELLEY COMMERCIAL PARTNERS

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

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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RETAIL ADVISORS