



FINEBERG

& ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



2069 N CROSSOVER RD - FAYETTEVILLE, AR 72703

OFFERING SUMMARY

Lease Rate:	\$35.00 PSF (NNN)
Available SF:	2,300 SF
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Ready for your custom buildout
- 10-stack drive-thru capability for high-traffic operations
- Available signage on building and monument for high visibility
- Anchored by notable medical tenant
- 27,000+ cars per day on N. Crossover Rd.
- Surrounded by schools with strong morning and afternoon traffic
- On-site parking and easy access for customers

PROPERTY OVERVIEW

This shell space is located in a modern Class A building with direct access to a 10-stack drive-thru – a rare feature ideal for high-volume service or food & beverage concepts. With 27,000 vehicles passing daily on N. Crossover Road, your business will benefit from exceptional visibility and convenience.



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



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FAYETTEVILLE VIRTUAL ACADEMY

HAPPY HOLLOW ELEMENTARY

ROOT ELEMENTARY



27,000 CPD



VANDERGRIFF ELEMENTARY

MCNAIR MIDDLE SCHOOL

HARPS



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POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	2,430	13,950	48,387
Average Age	38	40	37
Average Age (Male)	37	39	36
Average Age (Female)	39	41	38

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,077	5,587	21,583
# of Persons per HH	2.3	2.5	2.2
Average HH Income	\$107,610	\$139,340	\$101,534
Average House Value	\$428,578	\$462,497	\$418,434

Demographics data derived from AlphaMap

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