

Suite B11
2,100SF



For lease

Available:

2,100
Square Feet

Contact us:

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Accelerating success.

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6th Street Shoppes

3049 & 3105 W Martin Luther King Jr. Drive

Fayetteville, Arkansas

Property Features

Suite B11: \$21.00 PSF NNN

- Located on high-traffic street
- Adjacent to Lowe's and a Walmart Supercenter

Space for lease at 6th Street Shoppes on bustling W Martin Luther King Jr. Drive in Fayetteville. Walmart and Lowe's shadow-anchored retail center surrounded by national brands such as Aldi and Walgreens. Location benefits from it's proximity to the University of Arkansas campus corridor, Centennial Park, dense residential and student housing neighborhoods and ease of access to Interstate 49. Future "Pigskin Park" RV resort development is west of the property making 6th Street Shoppes a highly desirable retail location.

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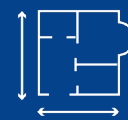
6th Street Shoppes

Leasing Plan



Suite	Tenant	SF	\$PSF
A02	Goodwill Industries	20,300	-
A07	PetSense	7,500	-
B01	Pavillion Buffet	7,700	-
B06	Kelly Nails	1,400	-
B07	H&R Block	1,400	-
B08	Stu's Clean Cookin'	1,400	-
B09	Game X Change	2,100	-
B11	Available	2,100	\$21.00 NNN
B12	Sally Beauty Supply	1,400	-
B13	Papa Murphy's	1,400	-
B14	Mi Tienda	5,200	-

Property Highlights



2,100 SF available



42,000 cars per day on W MLK Jr. Drive



Near Centennial Park

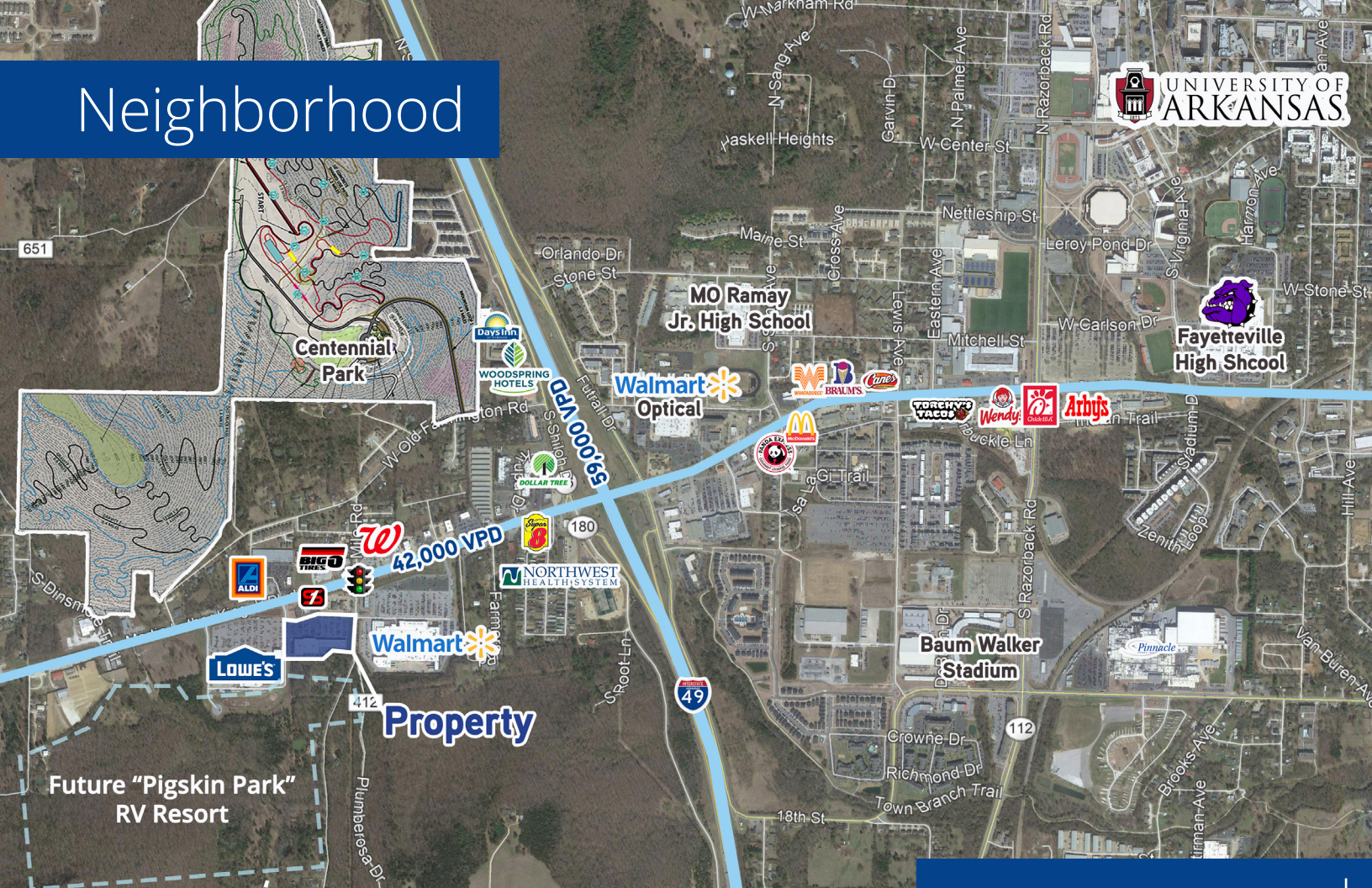


Quick access to Interstate 49



Adjacent to Walmart Supercenter, Lowe's and several national retailers

Neighborhood



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	2,449	50,141	85,143
Projected Population (2028)	2,679	55,216	92,935
Average HH Income (2023)	\$48,354	\$53,004	\$64,349
Proj. Average HH Income (2028)	\$52,747	\$58,138	\$70,789
Households (2023)	1,223	20,407	35,325

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