



325 N WEST AVE
FAYETTEVILLE, AR 
FOR LEASE

Dickson & West

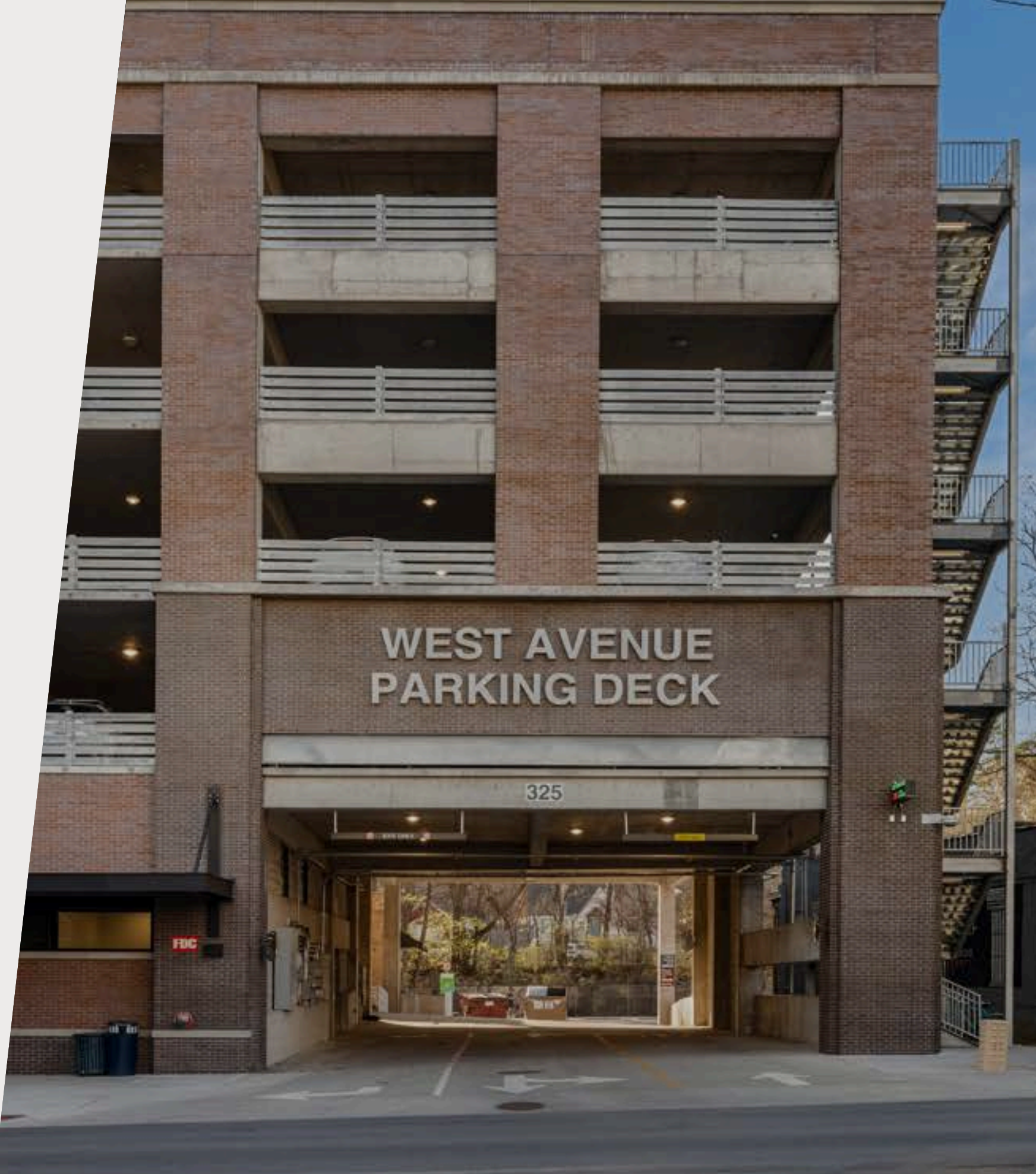
OFFERING

325 N WEST AVE | FAYETTEVILLE, AR

LEASE RATE:	\$33.00/SF + NNN
AVAILABLE RETAIL SPACE	7,604 SF remaining
PROPERTY TYPE:	Retail / Restaurant
LOCATION:	Dickson St Fayetteville
PARKING:	Street parking & private deck spaces
TENANT IMPROVEMENTS:	Negotiable
YEAR COMPLETED:	2025

FEATURES

- Located right off bustling Dickson St
- New Construction with endless build to suit capabilities in the the ever evolving University of Arkansas epicenter for food, beverage, and entertainment.
- Nearby attractions include Tin Roof, Theo's, Goerge's Majestic Lounge, and the Greenway Bike Trail running directly behind the space.
- Numerous opportunities to participate in community events at the University of Arkansas and market to thousands of people who live in Fayetteville.





OFFERING

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Dickson & West

Position your business in the heart of Fayetteville's most iconic and high-traffic district. Dickson Street is the epicenter of the city's culture, commerce, and entertainment, drawing thousands of visitors daily with its vibrant nightlife, popular dining spots, boutique retail, and year-round events. As home to the University of Arkansas, Walton Arts Center, and top music venues, it attracts students, professionals, and tourists alike, ensuring a steady flow of foot traffic and unmatched visibility. Now, with the ground level of the new parking garage surrounded by exciting development plans, this location is poised for even greater growth.

This premier space offers flexible square footage options, street-front signage, and patio opportunities to maximize exposure. Fayetteville's booming economy, expanding university population, and the presence of Fortune 500 companies like Walmart, Tyson Foods, and J.B. Hunt make this a prime investment. With its blend of historic charm and modern energy, Dickson Street presents a rare opportunity to establish your brand in a thriving, high-demand district. Secure your space today and be part of the next chapter of Dickson Street's success.

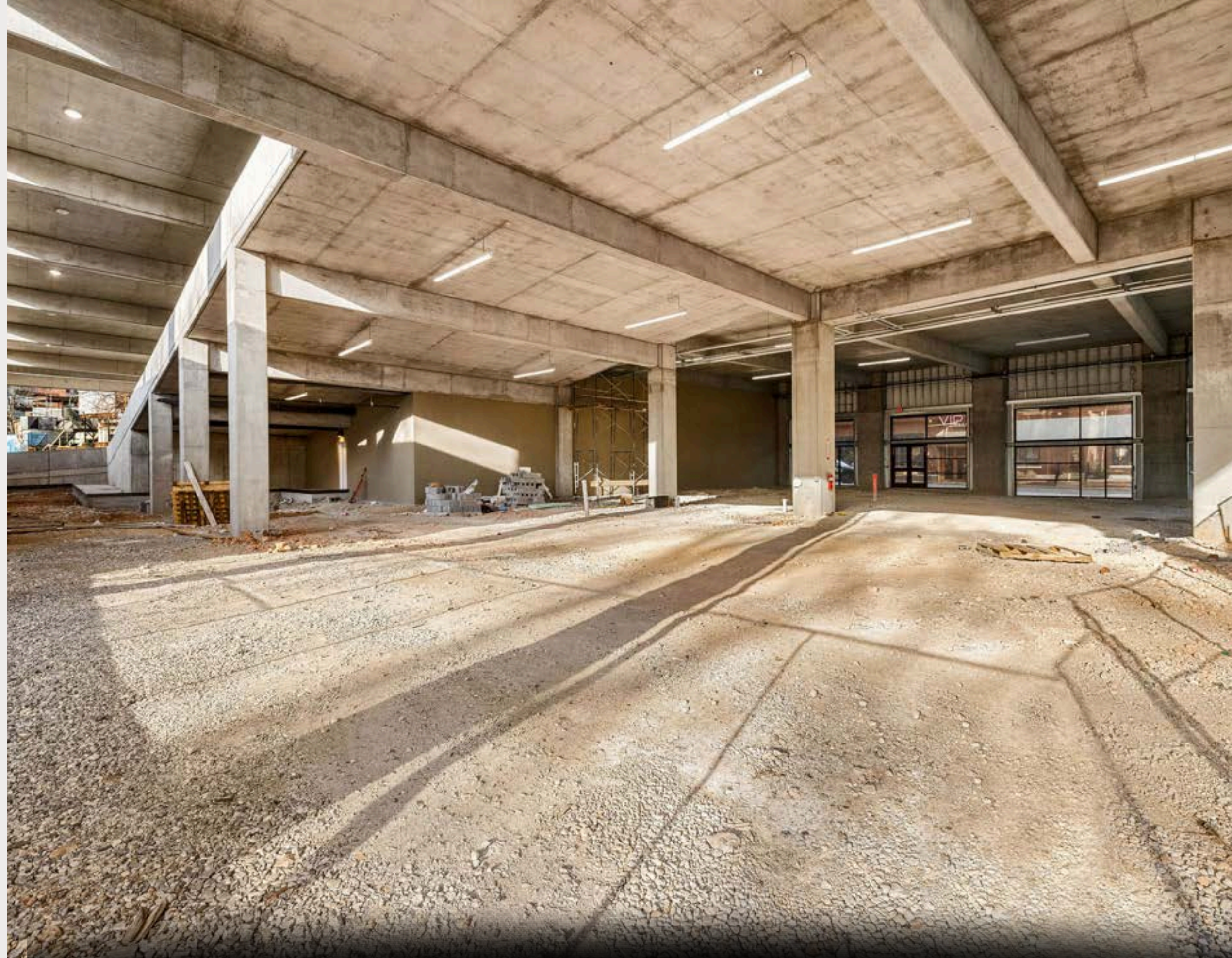


Dickson & West

COMMERCIAL SPACE AVAILABLE

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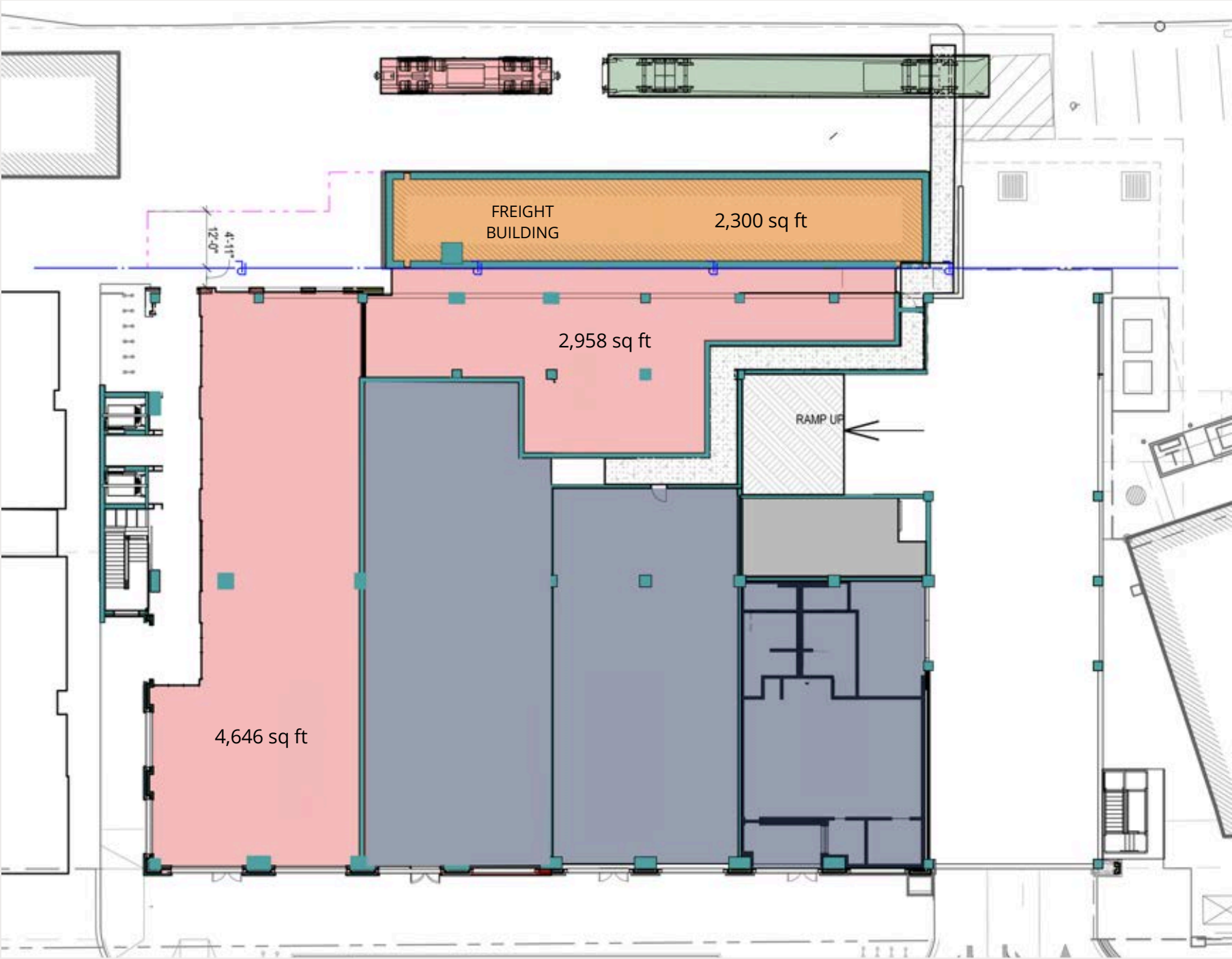
Street access on West & Dickson.
Green Space located out back entrance.
Greenway runs parallel directly rear of space.
Endless opportunities to customize your
business from a blank canvas.



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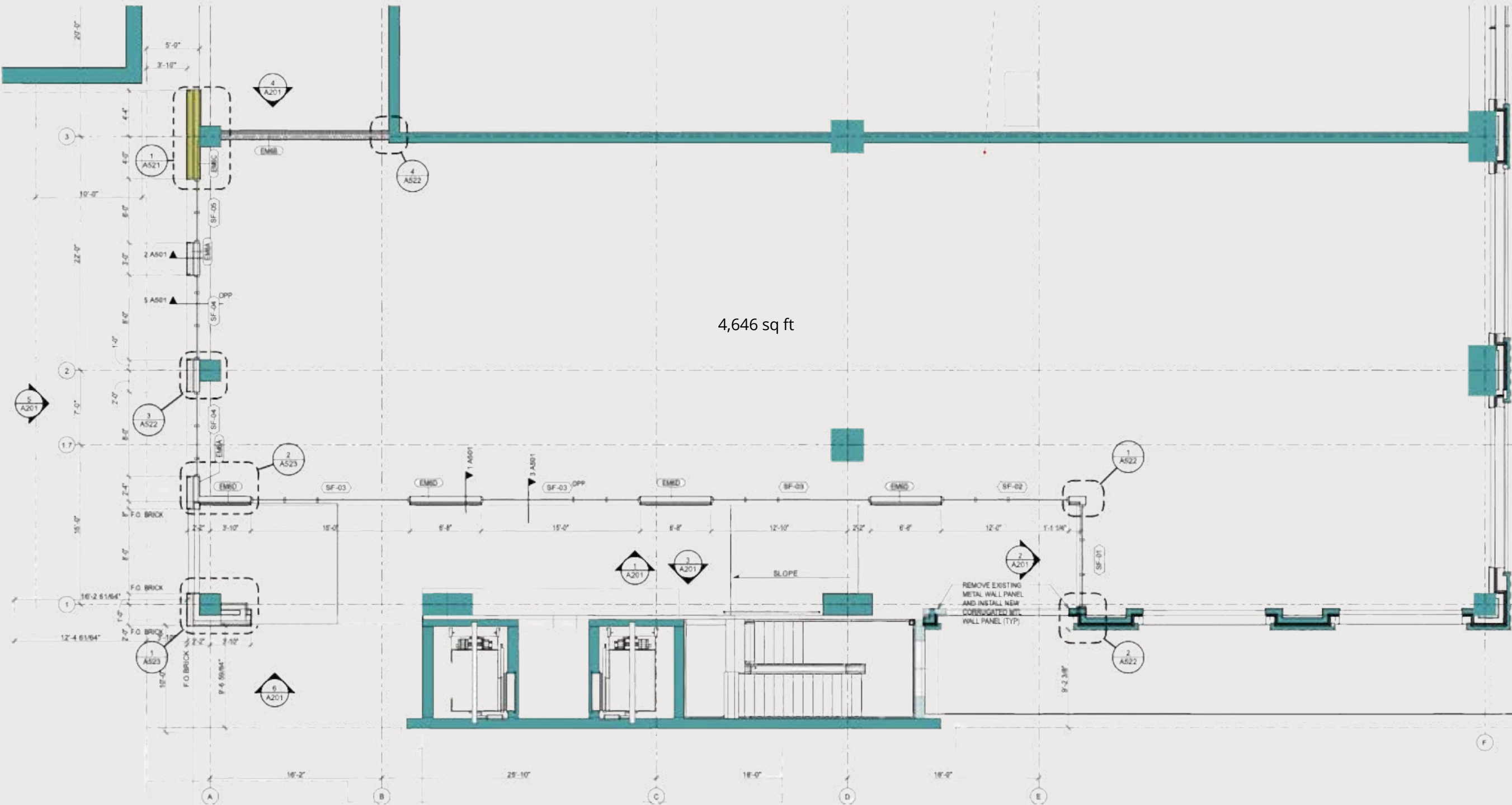
SITE PLAN

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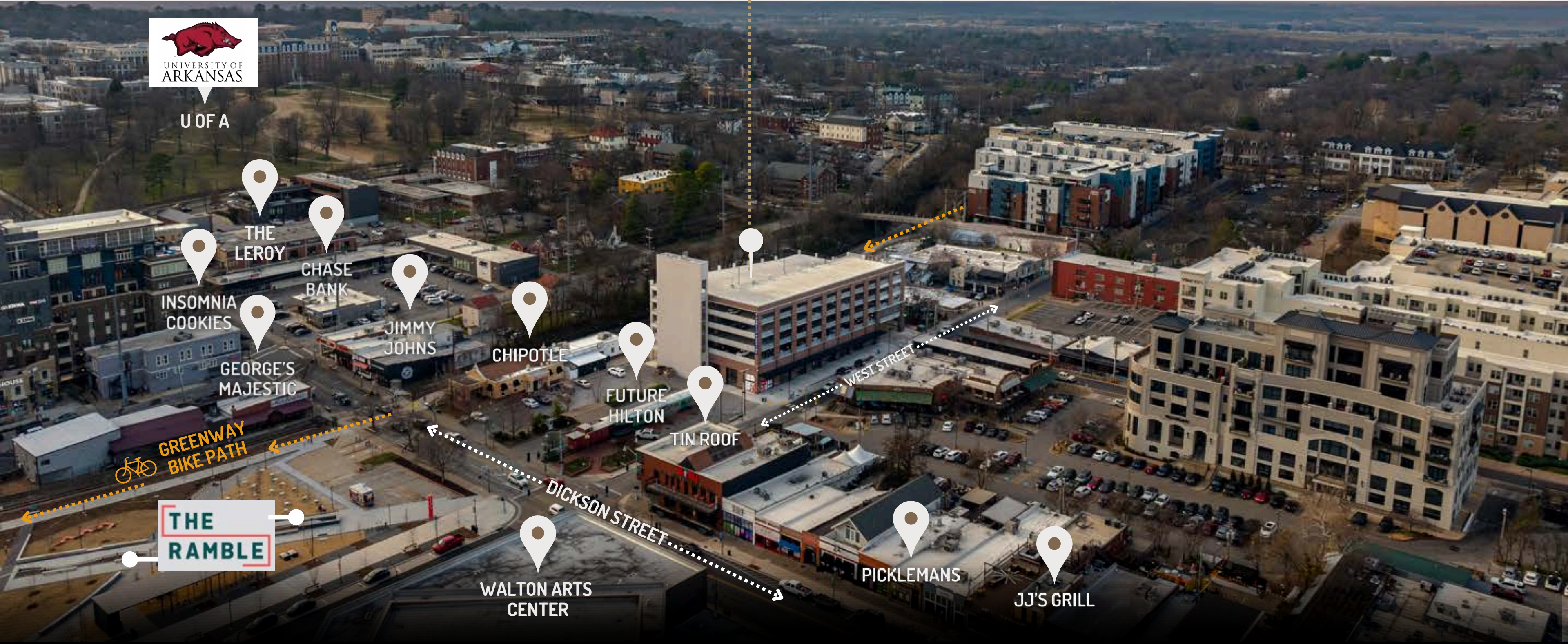
SITE PLAN: SOUTH END CAP SPACE

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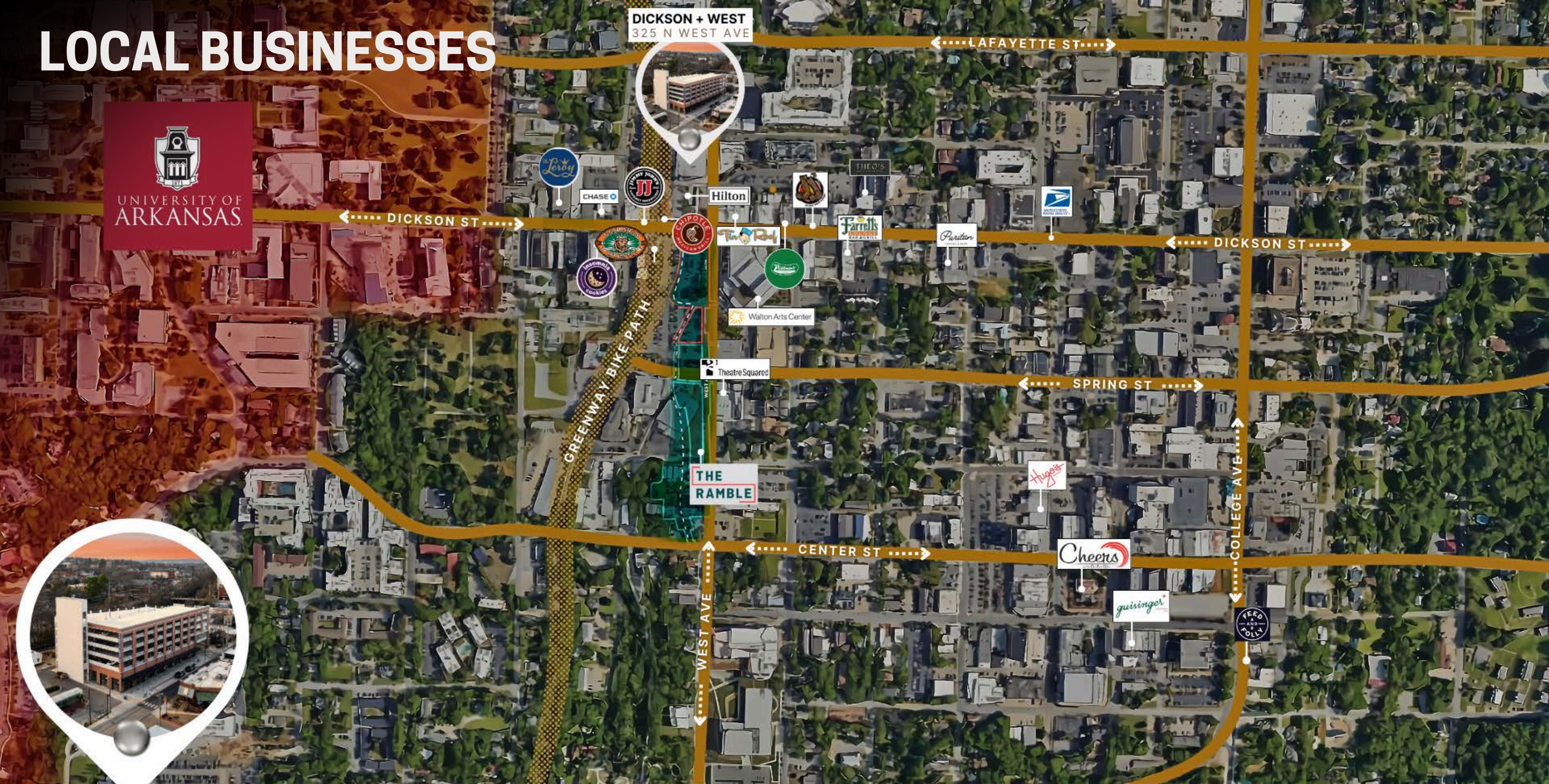


AERIAL VIEW

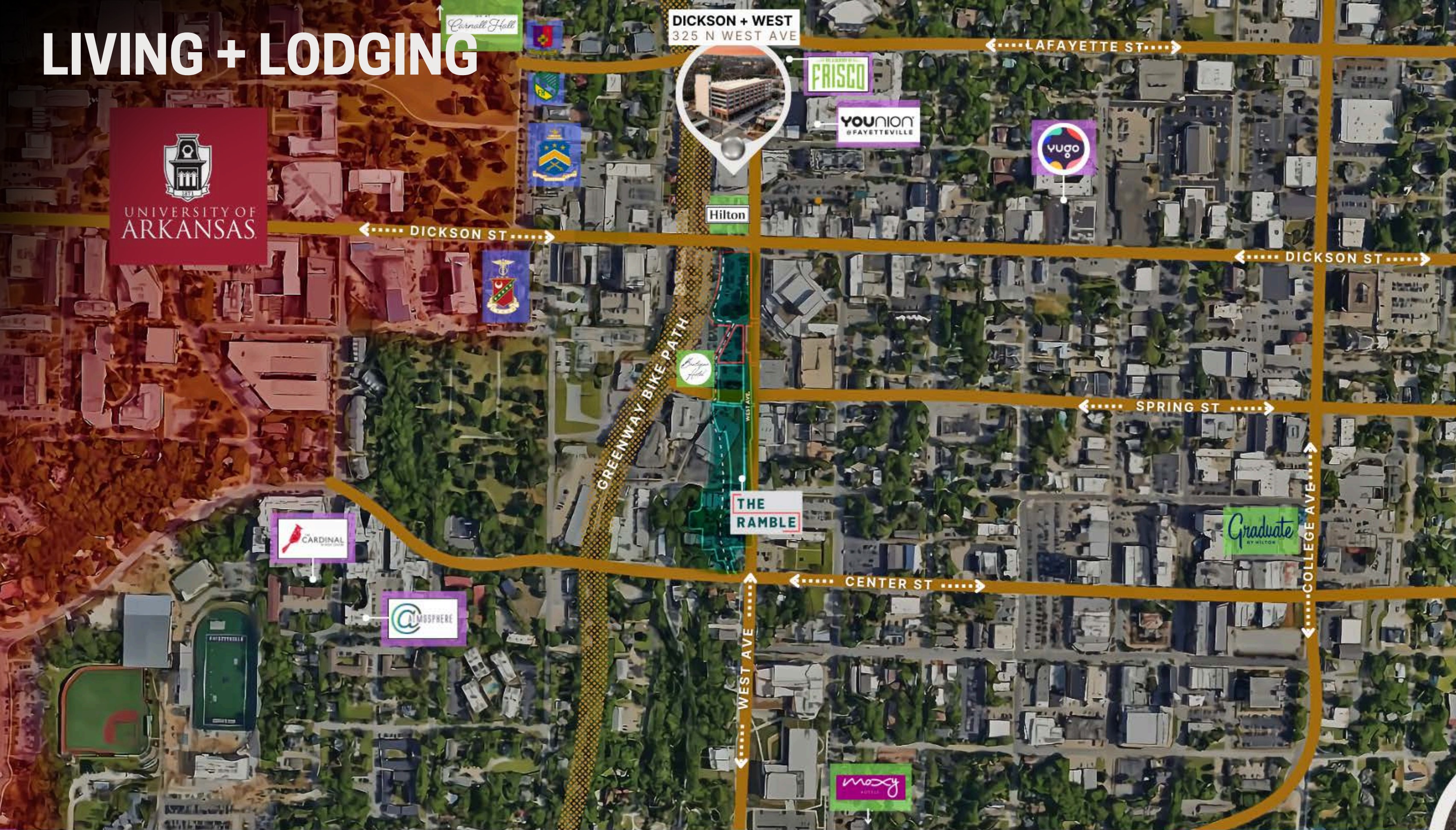
FACING NORTH WEST



LOCAL BUSINESSES



LIVING + LODGING



INN AT
Carnall Hall

49 KEYS

Hilton

TEMPO motto

231 KEYS

Boutique Hotel

114 KEYS

moxy
HOTELS

135 KEYS

Graduate
BY HILTON

234 KEYS



THE ACADEMY AT
FRISCO

219 UNITS
640 BEDS

YOUunion
@FAYETTEVILLE

198 UNITS
591 BEDS

@ATMOSPHERE

224 UNITS
625 BEDS

THE CARDINAL
AT WEST CENTER

149 UNITS
473 BEDS

yugo

100 UNITS
238 BEDS



FUTURESCAPE

325 N WEST AVE | FAYETTEVILLE, AR

Be on the front end of transforming Dickson & West into a vibrant, dynamic entertainment district that celebrates creativity, community, and culture. A place where innovation, local flavor, and live experiences come together to create a must-visit destination in Fayetteville, AR. Not only will you be on the front end of the entertainment district but benefit from the already existing bustling Dickson St traffic and attractions.



THE VISION

325 N WEST AVE | FAYETTEVILLE, AR

Whether you want to take advantage of the highly visible commercial space on the corner of Dickson & West or take your concept to the rooftop, the options are endless for your next business adventure!





Dickson & West



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