

# BUILDING FOR LEASE OR SALE

1221 S School Ave | Fayetteville, AR



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PARTNERS**

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## AVAILABLE

±8,862 SF

## PRICE

Lease: \$16.00 PSF NNN

Sale: Negotiable

## COMMENTS

- Former Dollar General For Lease
- Property can be used for retail/flex/Warehouse
- Rare Vacancy in South Fayetteville
- 1.3 Miles to the University of Arkansas
- Strong Demographic trends
- Large parking lot with Ample Parking
- Roll up door can be added
- Cross access with neighboring property

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,125	54,460	102,213	213,401
AVERAGE HH INCOME	\$46,995	\$62,345	\$87,665	\$95,396
TOTAL HH	4,482	22,909	43,670	84,288

## TRAFFIC COUNTS

S School Ave - 11,602 VPD

W 15th Street - 15,263 VPD



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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

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RETAIL ADVISORS