



# NELSONS CROSSING

±1,533 SF

HIGHLY-VISIBLE OFFICE/MEDICAL/RETAIL OPPORTUNITY

CBRE



# NELSONS CROSSING

Top-Tier Tenant Roster including:  
Starbucks, Verizon, Nothing Bundt Cakes.

Highest daytime population in Fayetteville  
101,185 within 5 miles.

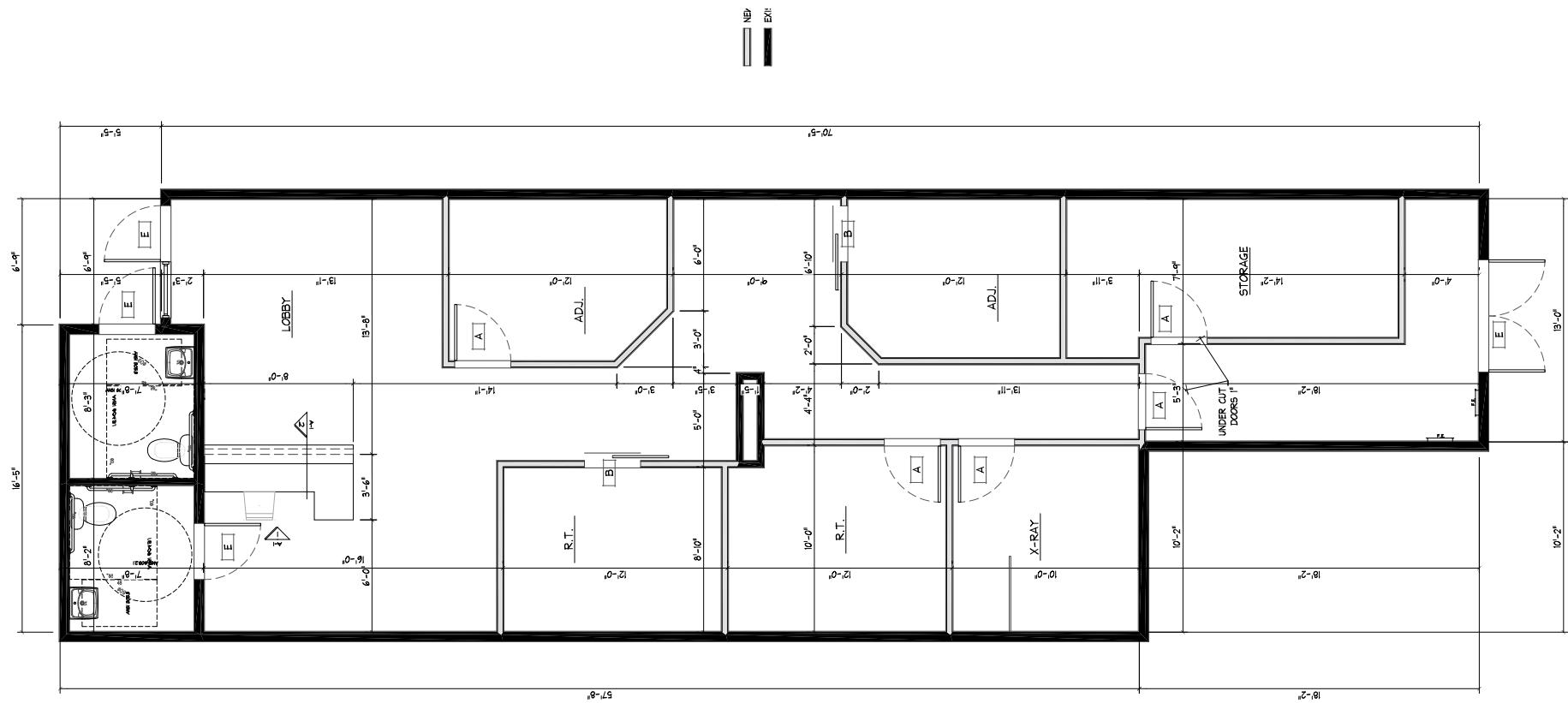
Visibility to over 60,000 VPD at  
the signalized intersection of Joyce Blvd.  
and College Ave.

Located Between The University of  
Arkansas & Tyson Foods HQ

Within Fayetteville's Uptown District,  
which includes: Target, Home Depot, Best  
Buy, Whole Foods, Walmart Supercenter,  
TJ Maxx, and Academy Sports, among  
other national and regional retailers

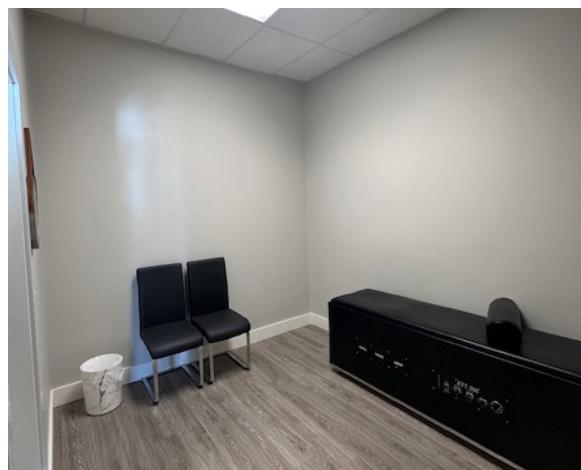
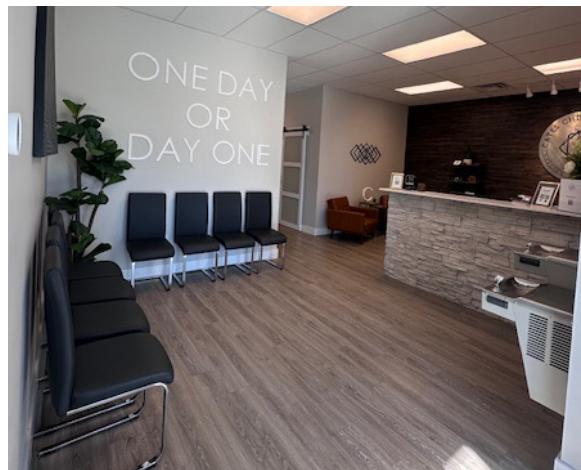


# Floor Plan



# Space Information

- Built-Out Medical Office Space for Sublease
  - Open Lobby Area
  - 5 Offices
  - Storage Room
  - 2 Restrooms
- Sublease expires 7/31/2028
- Could be easily converted to Retail or Professional Office Space
- Frontage on E Joyce Blvd with ±25,000 vehicles per day



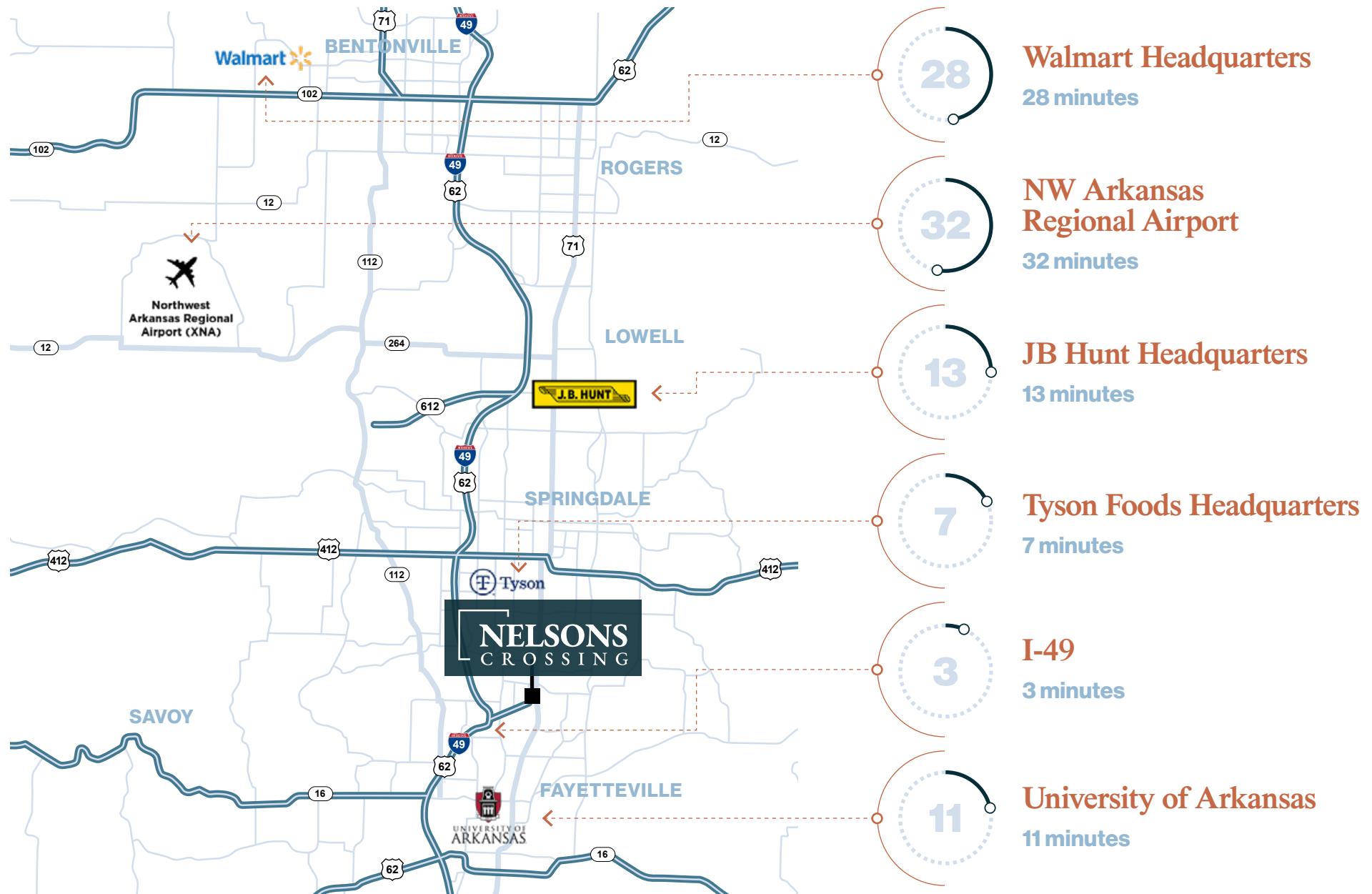
ADDRESS	SUITE #	SIZE (SF)	LEASE RATE	LEASE TYPE	MINIMUM TERM
3931 N Shiloh Dr	2a	±1,533 SF	\$26.00	NNN	5 Years



## Demographics

	1 MILE	3 MILES	5 MILES
2024 Population	6,325	46,064	145,020
2029 Population Projection	6,751	48,294	152,325
2024 Households	3,465	19,744	55,481
2024 Average Household Income	\$84,082	\$96,100	\$85,660
2024 Employees	13,417	33,583	96,736

# Drive Times from Nelsons Crossing



# How Does Northwest Arkansas Stack Up?

#3

**Hottest Job Market  
(NW Arkansas)**

- Wall Street Journal

#4

**Best Place  
to Live**

-U.S. News and World Report, 2021

#6

**Bicycle Friendly  
Businesses**

-League of American Bicyclists, 2021

#8

**Best City  
for Bicycling**

-People for Bikes, 2020

37%

**Economy  
Increase within the  
Past 7 Years**

-NWAR Council (2019)



**Headquarters for three  
Fortune 500 companies**



# NELSONS CROSSING

FOR MORE INFORMATION, PLEASE CONTACT

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