

NELSONS CROSSING

±1,533 SF

HIGHLY-VISIBLE OFFICE/MEDICAL/RETAIL OPPORTUNITY

CBRE



NELSONS CROSSING

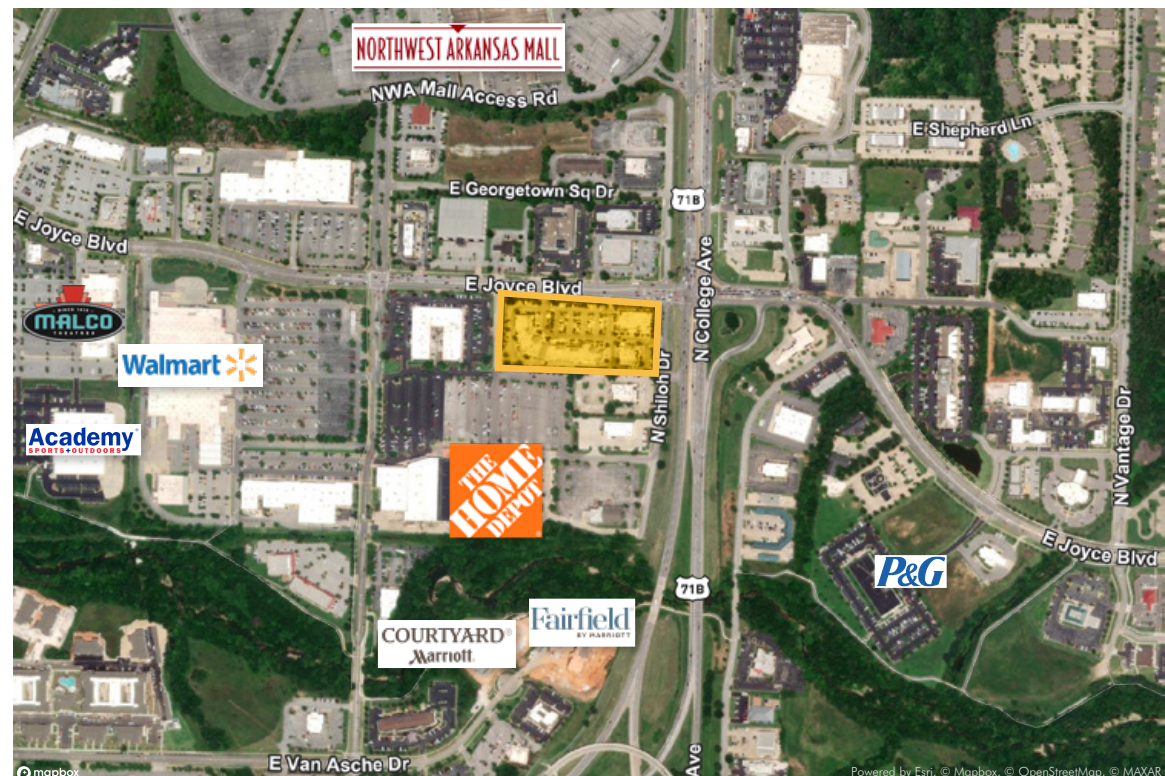
**Top-Tier Tenant Roster including:
Starbucks, Verizon, Nothing Bundt Cakes.**

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

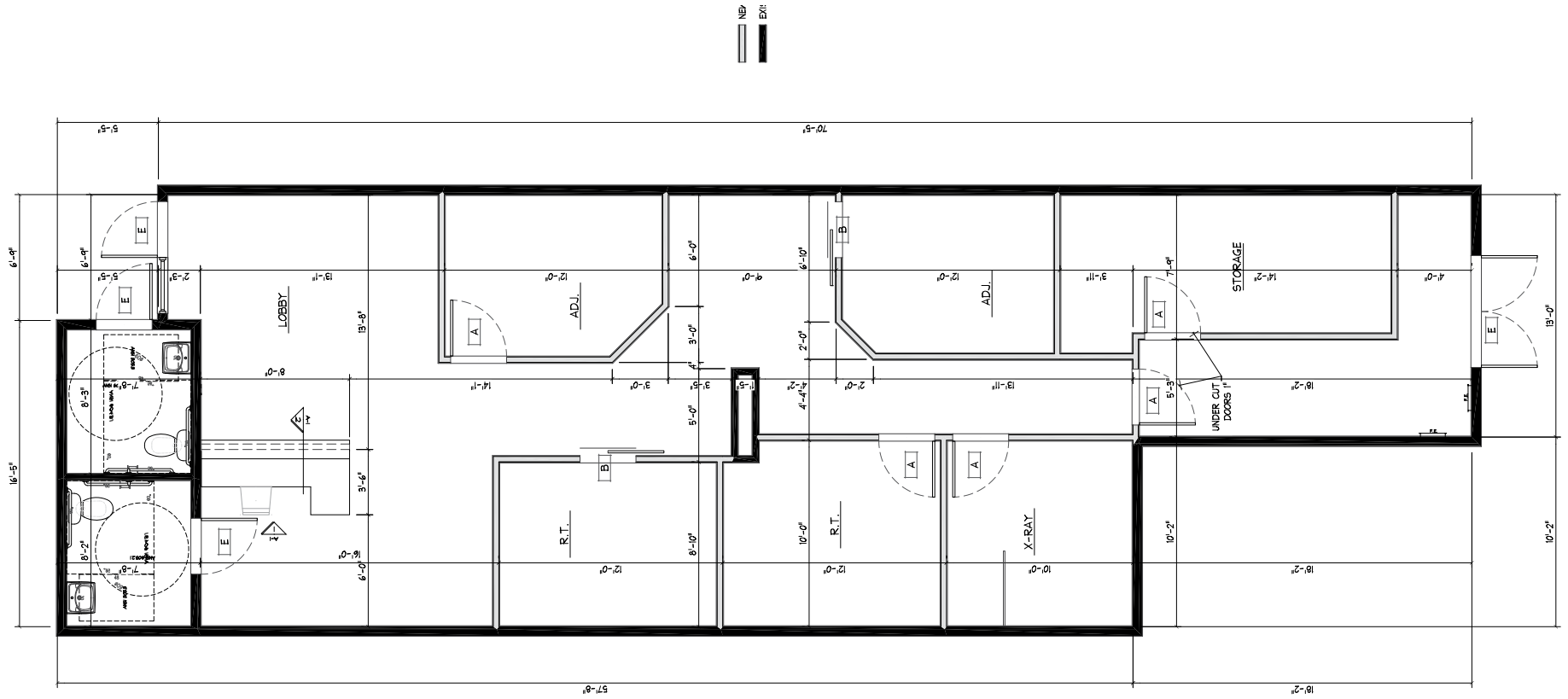
**Visibility to over 60,000 VPD at
the signalized intersection of Joyce Blvd.
and College Ave.**

**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



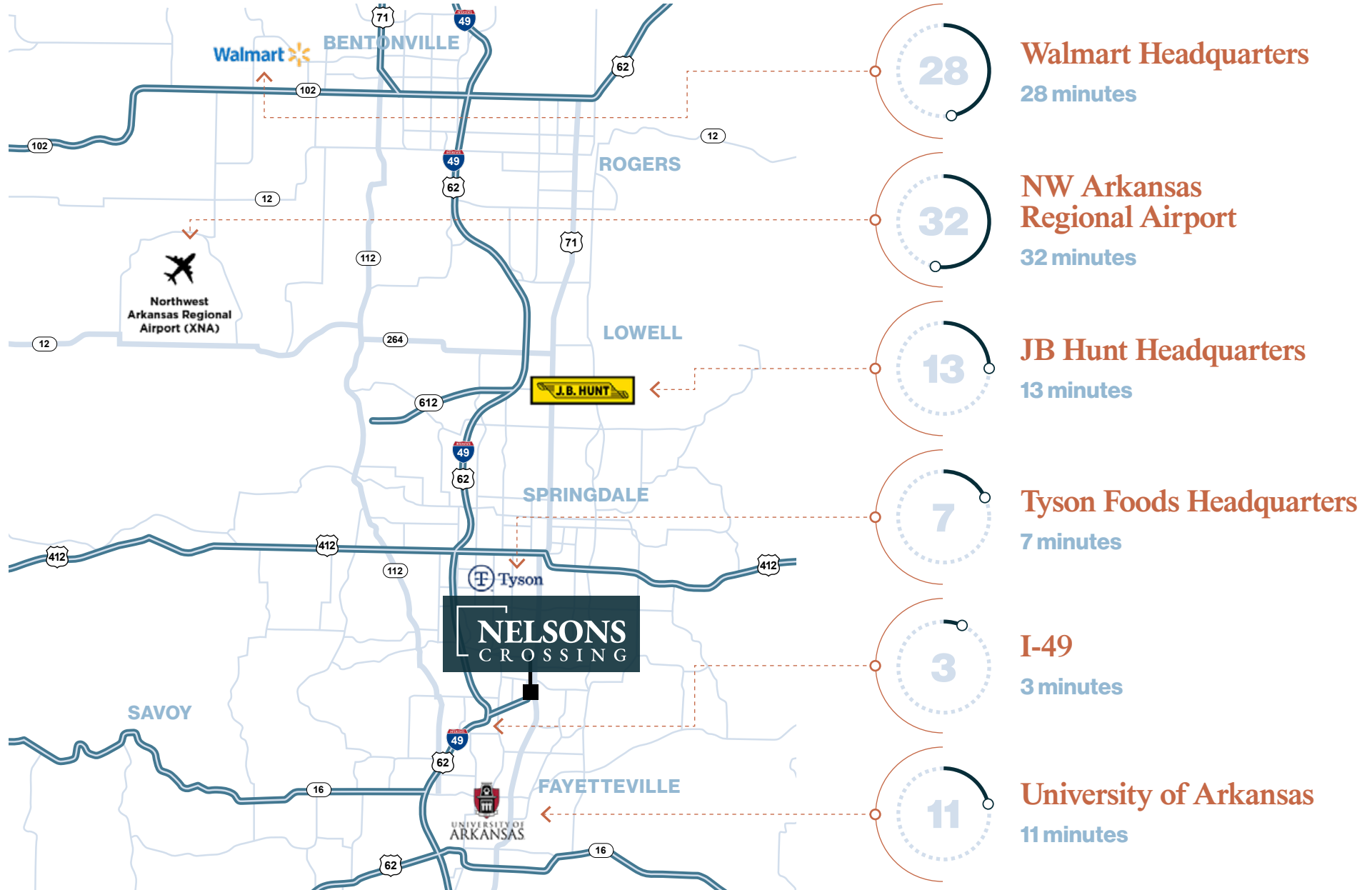
ADDRESS	SUITE #	SIZE (SF)	LEASE RATE	LEASE TYPE	MINIMUM TERM
3931 N Shiloh Dr	2a	±1,533 SF	\$26.00	NNN	5 Years



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

Walmart



NELSONS CROSSING

FOR MORE INFORMATION, PLEASE CONTACT

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