

UNIQUE RESTAURANT OR COMMERCIAL SPACE FOR LEASE

2217 N College Ave Suite 1 | Fayetteville, AR 72703



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Suite 1: ±19,286 SF

PRICE

\$16 PSF NNN

COMMENTS

- Rare restaurant and event space opportunity
- High traffic area surrounded by commercial, residential, and schools
- Abundant parking
- Rear access to Green Acres Rd
- Owner will subdivide
- Could be repurposed for retail or office

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,584	69,292	118,754	239,072
AVERAGE HH INCOME	\$76,651	\$86,681	\$95,018	\$98,610
TOTAL HH	4,347	30,470	50,,467	91,982

TRAFFIC COUNTS

N College Ave - 27,026 VPD

CO-TENANTS

The Grove Church



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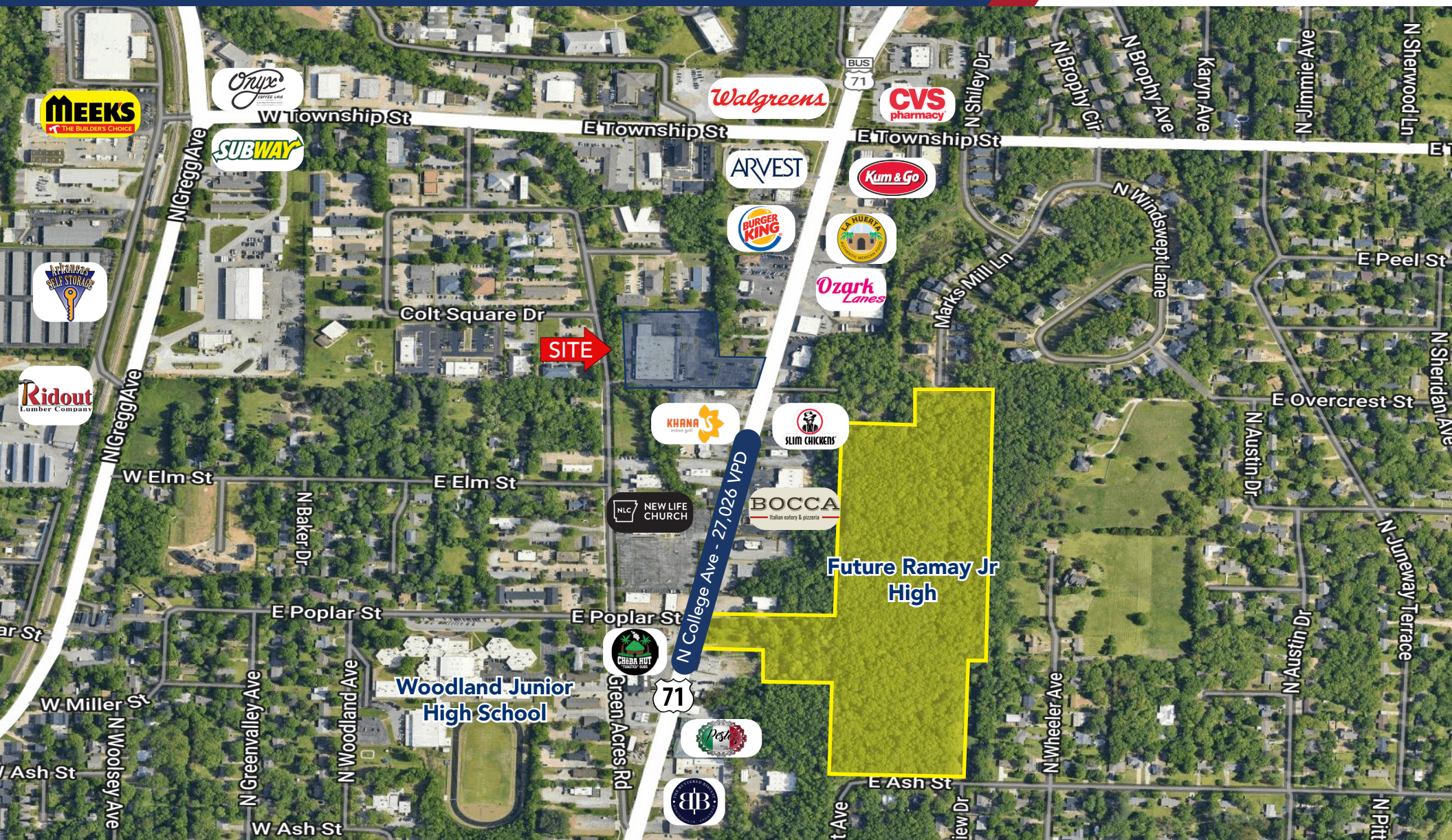
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ABOUT KELLEY COMMERCIAL PARTNERS

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

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
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