

NELSONS CROSSING

5,222 SF



HIGHLY VISIBLE FITNESS OPPORTUNITY

CBRE



NELSONS CROSSING

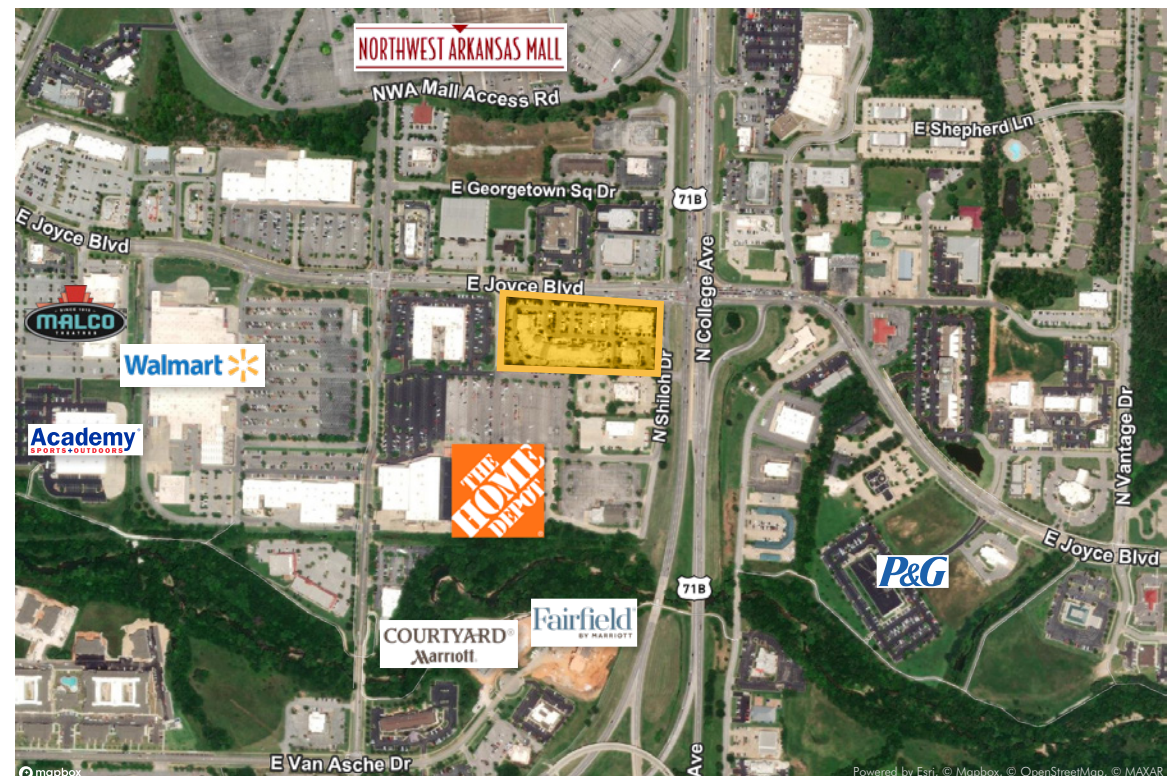
Top-Tier Tenant Roster including:
Starbucks, Verizon, Nothing Bundt Cakes.

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

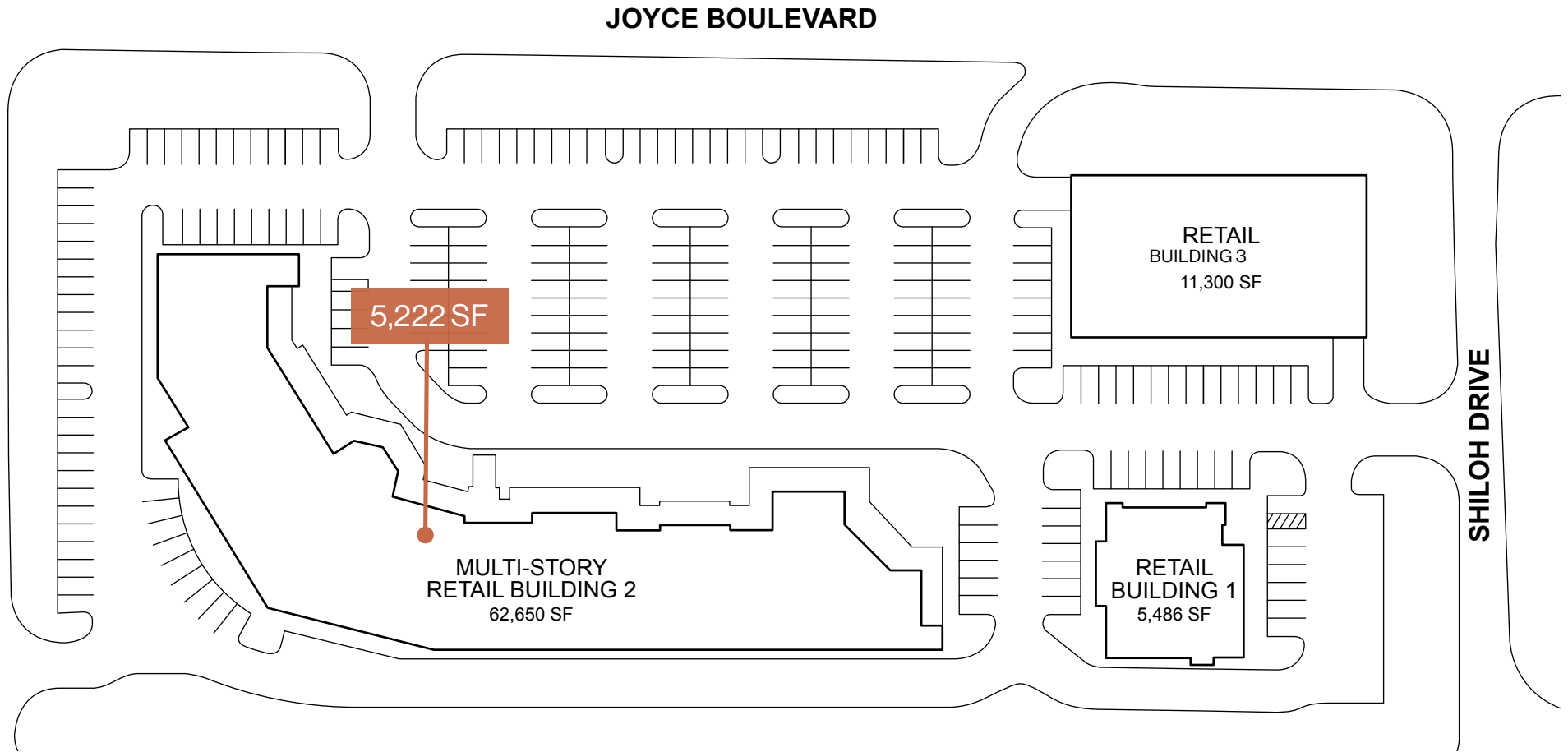
Visibility to over 60,000 VPD at
the signalized intersection of Joyce Blvd.
and College Ave.

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

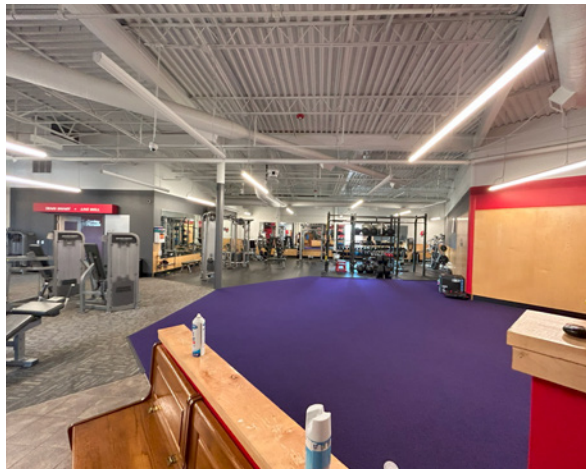


Availabilities



Highly Visible Fitness Opportunity

- Built-Out Fitness Space
 - Indoor Turf
 - Studio Room
 - 2 Showers
 - 3 Bathrooms
 - 2 Offices
- Elevator Access
- Furniture, Fixtures and Equipment are negotiable
- Frontage on E Joyce Blvd with ±25,000 (2023) vehicles per day



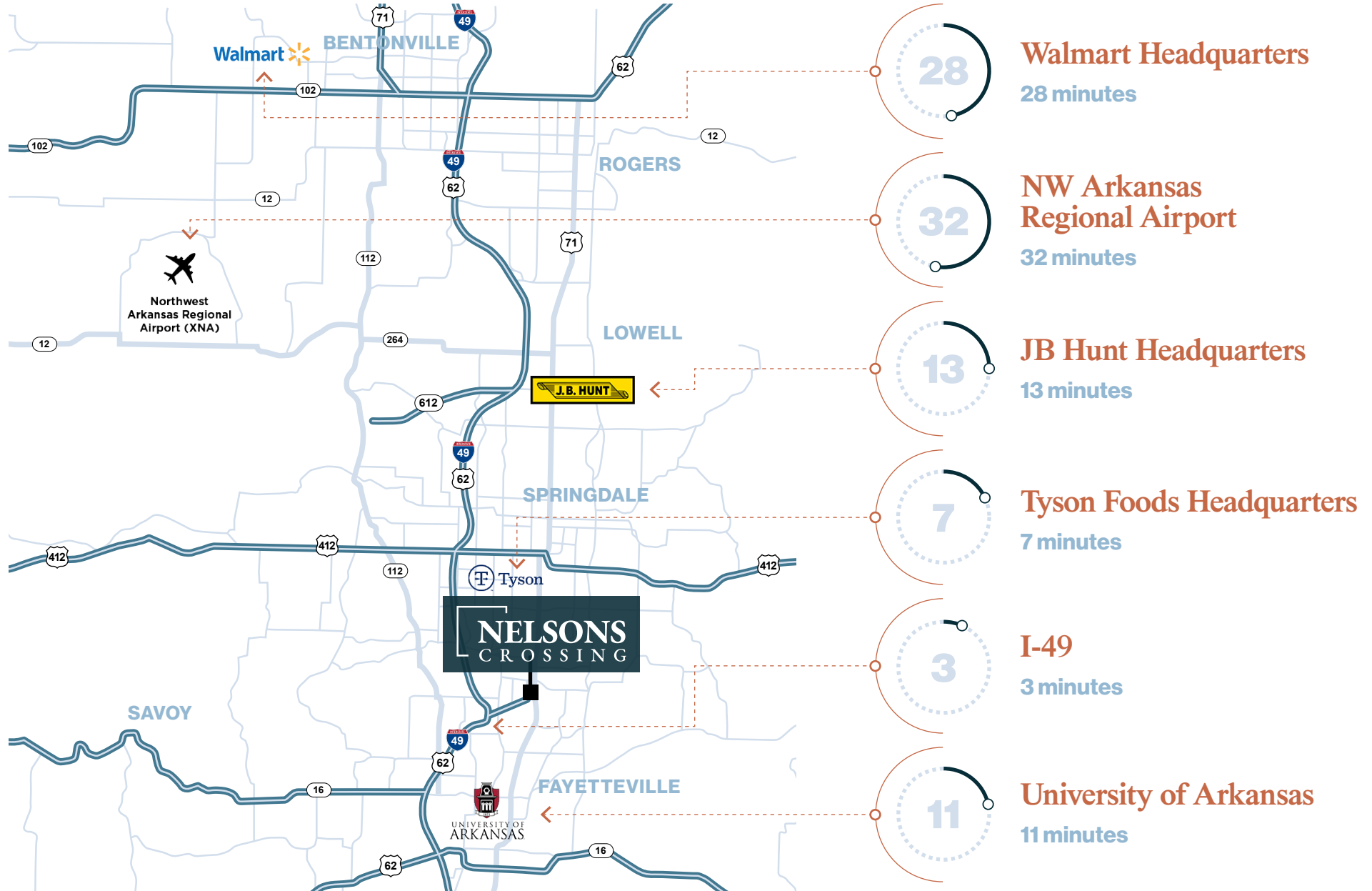
ADDRESS	SUITE #	SIZE (SF)	LEASE RATE	LEASE TYPE	MINIMUM TERM
745 E Joyce Blvd	215	5,222 SF	\$20/SF	NNN	5 Years



Demographics

	1 MILE	3 MILES	5 MILES
2023 Population	6,330	45,072	142,713
2028 Population Projections	6,533	46,602	148,496
2023 Households	3,454	19,288	54,867
2023 Avg. Household Income	\$89,706	\$98,408	\$88,077
2023 Employees	16,617	34,764	101,185

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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