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RETAIL/OFFICE SPACE FOR LEASE

797 N Salem Rd, Fayetteville, AR



CONTACT US TODAY
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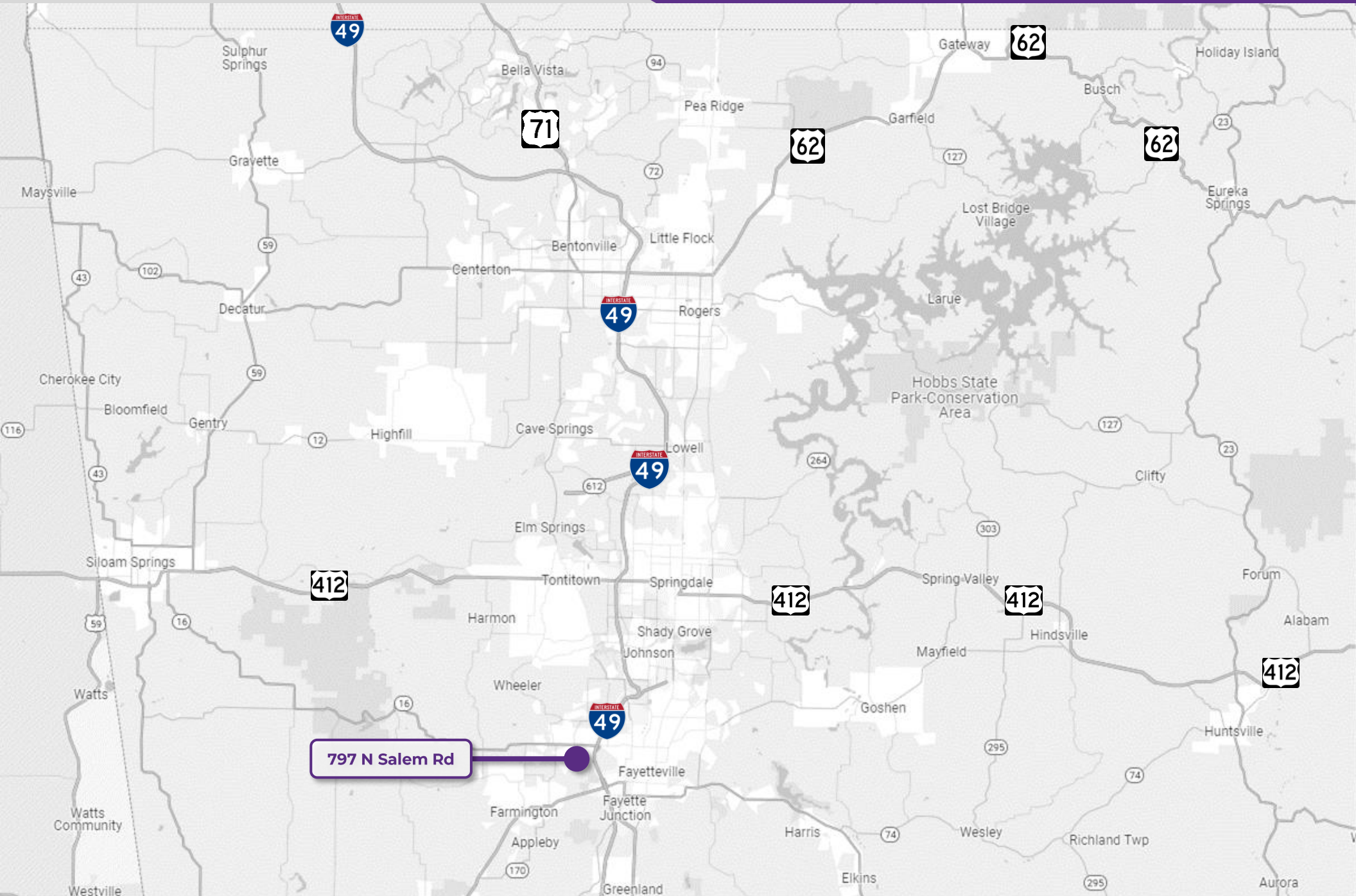
OFFERING SUMMARY

Offering	For Lease
Address	797 N Salem Rd, Fayetteville, AR 72701
Property Type	Retail/Office
Lease Rate	\$20.00/SF
Lease Type	NNN
Available SF	± 1,484 SF
Building Size	± 13,372 SF

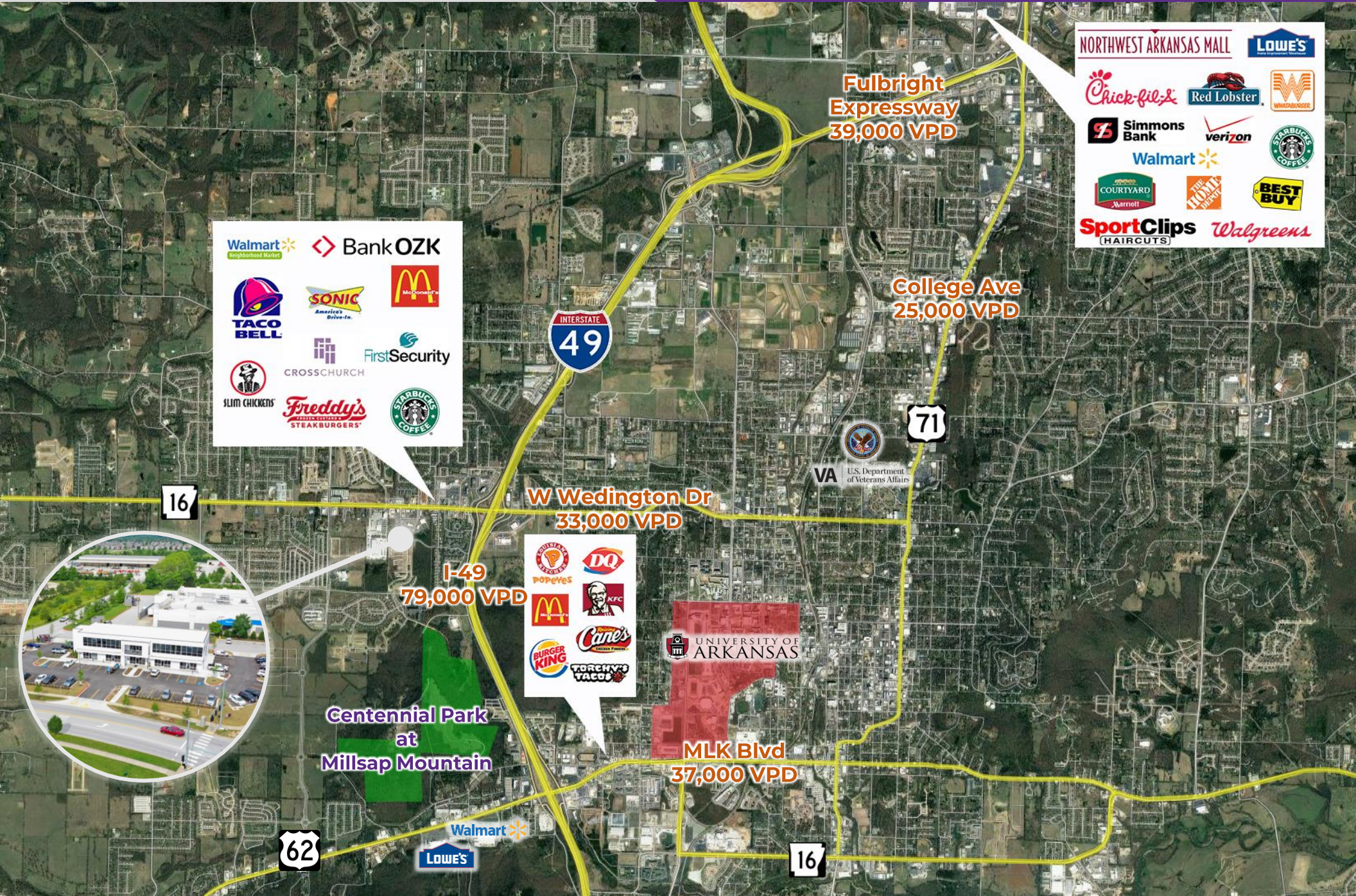
PROPERTY HIGHLIGHTS

- Last remaining suite in this new development (shell condition)
- Adjacent to Walmart Neighborhood Market and surrounded by numerous national retailers including Planet Fitness, Freddy's and Taco Bell, among others
- Located at a hard signalized corner just south of the W Wedington Dr (33,000 VPD) and Salem Rd (4,700 VPD) intersection in West Fayetteville
- Highly visible signage opportunity in a growing area





797 N Salem Rd



Walmart Neighborhood Market | Bank OZK

TACO BELL | SONIC | McDonald's

CROSSCHURCH | FirstSecurity

SLIM CHICKENS | Freddy's STEAKBURGERS | STARBUCKS COFFEE

NORTHWEST ARKANSAS MALL | Lowe's

Chick-fil-A | Red Lobster | WENDY'S

Simmons Bank | verizon | STARBUCKS COFFEE

Walmart | THE HOME DEPOT | BEST BUY

SportClips HAIRCUTS | Walgreens

POPEYES | DQ

McDonald's | KFC

BURGER KING | CINE'S | TORCHY'S TACOS



Centennial Park
at
Millsap Mountain



I-49
79,000 VPD

W Wedington Dr
33,000 VPD

N Salem Rd
4,700 VPD

Grove Dr

W Jewel Rd

BankOZK

FIRST HORIZON

First Security

Freddy's STEAKBURGERS

NORTHWEST HEALTH SYSTEM

marco's PIZZA

Walmart
Neighborhood Market

ARVEST BANK

TACO BELL

SONIC
America's Drive-In

McDonald's

WALK-ONS
SPORTS BISTRO

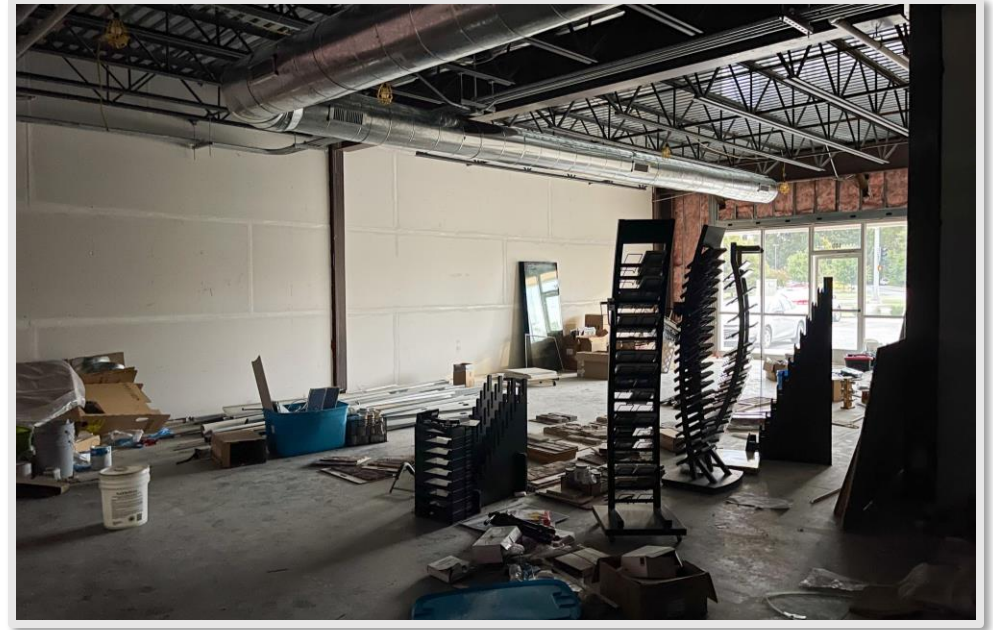
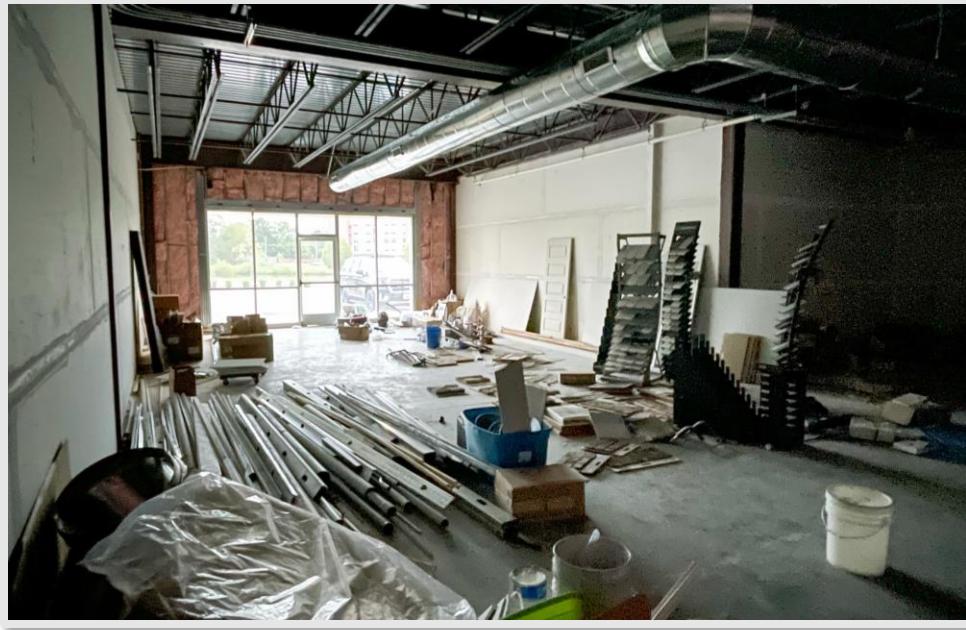
ZIP'S
ICE CREAM

Hilton Garden Inn

Holiday Inn

planet fitness

DICKEY'S
BARBECUE PIT



FAYETTEVILLE, AR



Located in the center of booming Northwest Arkansas, Fayetteville is the second most populous city in Arkansas and the county seat of Washington County.

With a thriving local economy, educated workforce, and loyal customer base, the number of jobs within Fayetteville is consistently on the rise. Fayetteville is home to the flagship campus of the University of Arkansas, which has established itself as one of the top public research and academic institutions in the nation, with a student population of 32,140.

Fayetteville benefits from its diverse economy, strategic location in the NW Arkansas region, and strong sense of community, which collectively support its continued economic growth and development. Fayetteville ranked in the top 10 of “Best Places to Live” from U.S. News and World Report in both [2023](#) and [2024](#). Similarly, the Northwest Arkansas region was recognized in the top 10 of the “Best Performing Cities in [2024](#)” list from the Milken Institute.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	61,861	100,648	228,254
Households	25,143	41,843	86,450
Average Age	31.1	33.9	35.6
Average Household Income	\$76,665	\$85,505	\$92,163
Businesses	1,446	3,230	6,491

**Demographic details based on property location*

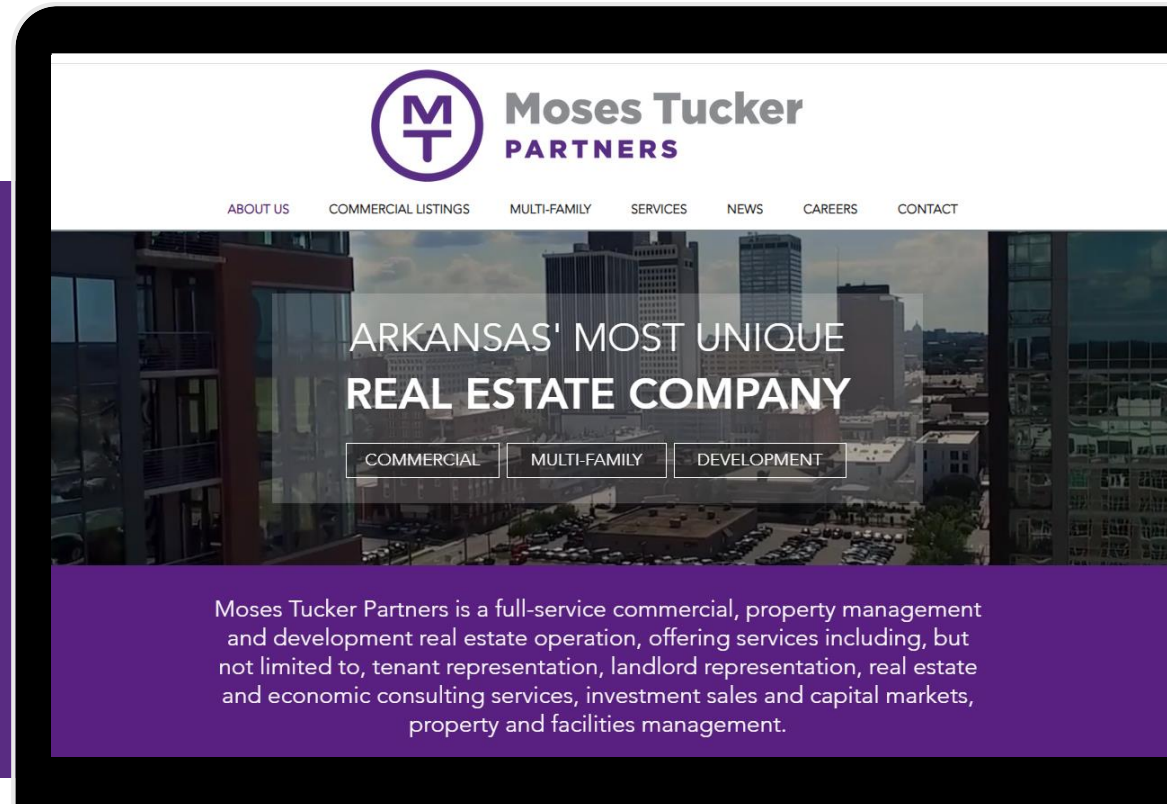
CONNECT

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