



3300 W MARTIN LUTHER KING JR BLVD FAYETTEVILLE, AR

OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	1,304 SF
Lot Size:	1.38 Acres
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Approx. 232' of frontage on W MLK Jr Blvd with 44,000 CPD.
- Superb visibility near major retailers, including Lowe's, Walmart and Aldi.
- Current lease generates \$2,940/month, increases 5% annually through 2027.
- Building has new roof, AC, gutters, and siding.
- Development concept plans available upon request.

PROPERTY OVERVIEW

Commercial property along W MLK Jr. Blvd in Fayetteville! Minutes to I-49 and the University of Arkansas. Property backs up to the newly constructed Centennial Park. Income producing or has potential for redevelopment.



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	2,310	43,592	76,192
Median age	30.1	27.6	30.2
Median age (Male)	30.9	27.4	29.9
Median age (Female)	28.0	27.4	30.6
Total households	1,095	18,450	33,391
Total persons per HH	2.1	2.4	2.3
Average HH income	\$59,843	\$49,358	\$59,511
Average house value	\$92,954	\$116,980	\$153,373

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