

SUITE FOR LEASE

Bellafont Retail Park | 1364 E Augustine Lane | Fayetteville, AR

Suite 3B
1,095 SF



KELLEY COMMERCIAL PARTNERS

KEVIN KESTNER
AGENT
O 479.249.9948 | M 479.200.7738
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MATT HAIRSTON
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mhairston@kelleycp.com

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AVAILABLE

Suite 3B: ±1,095 SF

PRICE

\$20 | NNN
TI is negotiable

COMMENTS

- Centrally located in Bellafont Office and Retail Park
- Easy access to major traffic thoroughfares
- Ample parking
- Convenient access to I-49, NWA Mall, and major retailers
- Co-tenants include Firehouse Subs, Mellow Mushroom, Black Sheep Salon, and Nail C.E.O

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,002	47,779	139,540	251,985
AVERAGE HH INCOME	\$99,668	\$119,270	\$100,012	\$105,055
TOTAL HH	3,160	20,713	54,864	96,071

TRAFFIC COUNTS

E Joyce Boulevard - 25,455 VPD



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