

## PRIME OFFICE/RETAIL SPACE FOR LEASE

# 380-392 EAST SUNBRIDGE DRIVE

Fayetteville, AR 72703



### PROPERTY DESCRIPTION

Office/retail space featuring expansive windows that invite abundant natural light into each unit are currently up for lease near the intersection of College and Sunbridge. The spaces boast spacious work areas, storage closets, and private bathrooms, making them ideal for nurturing your business's growth! Conveniently located, they offer easy access to all Fayetteville has to offer.

### PROPERTY HIGHLIGHTS

- Available Suites: 388 E Sunbridge at +/- 1,194 SF
- Tenant Pays Utilities
- Expansive Windows
- Near the Intersection of College and Sunbridge

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,194 SF
Building Size:	10,096 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	428	1,353	3,228
Total Population	782	2,514	6,170
Average HH Income	\$46,664	\$48,365	\$58,563

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### SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

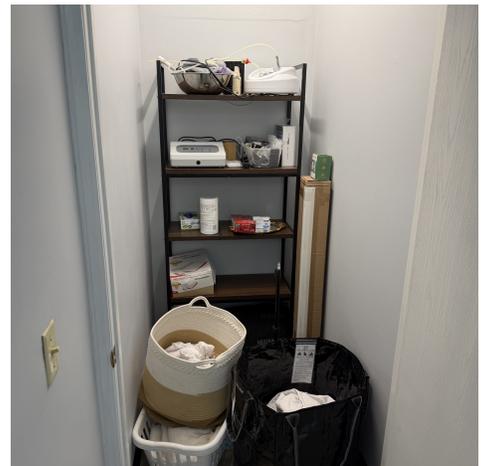
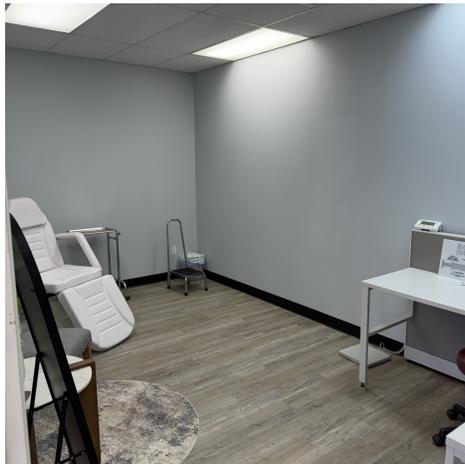
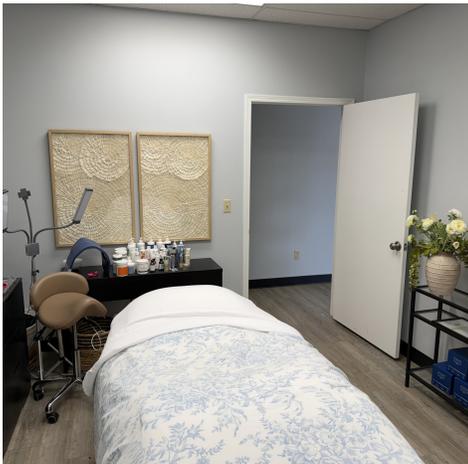
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## 388 SUNBRIDGE DR PHOTOS

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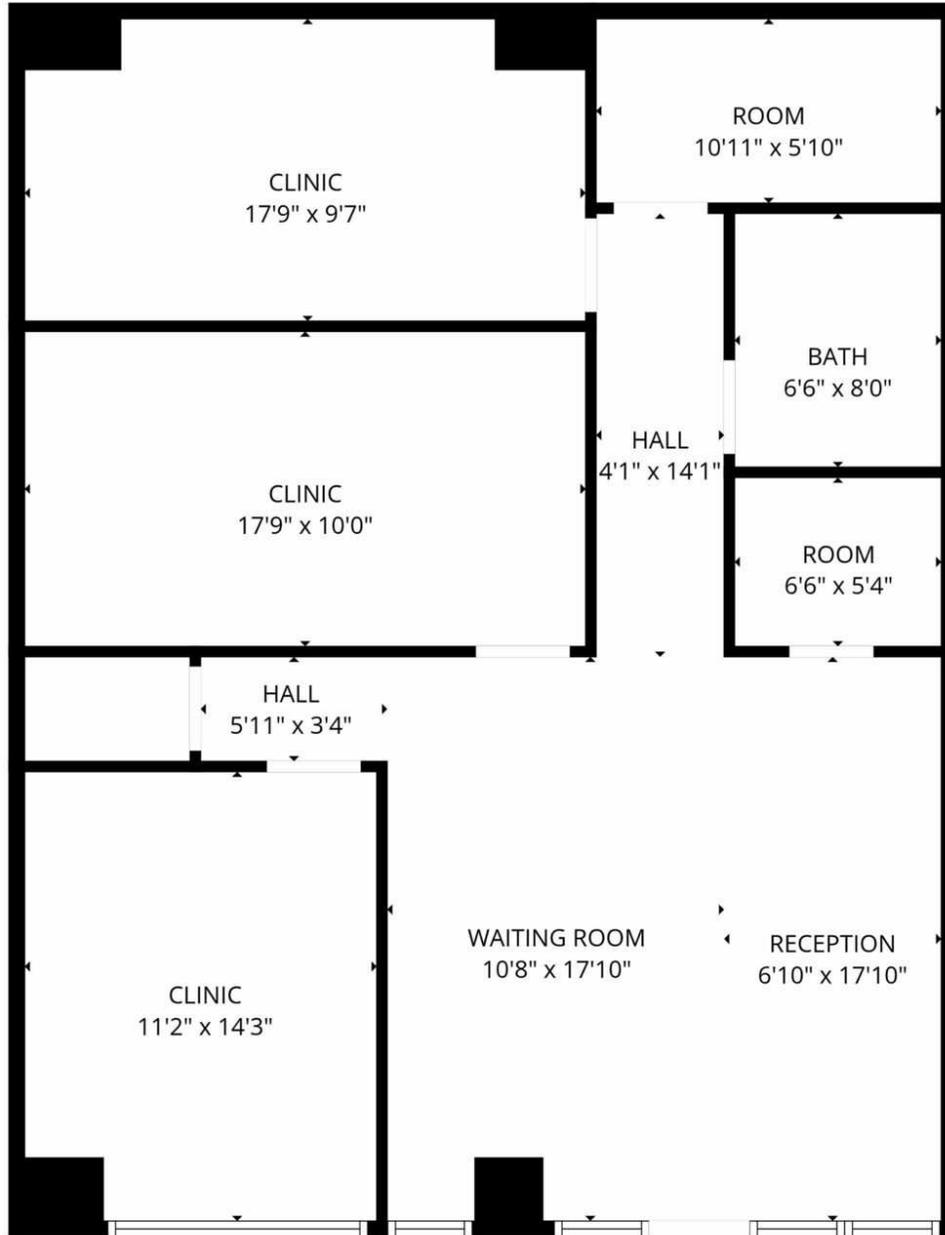
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# 388 SUNBRIDGE DR FLOORPLAN

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**388 Sunbridge  
+/- 1,194 SF**

388 E Sunbridge Dr Floor Plan

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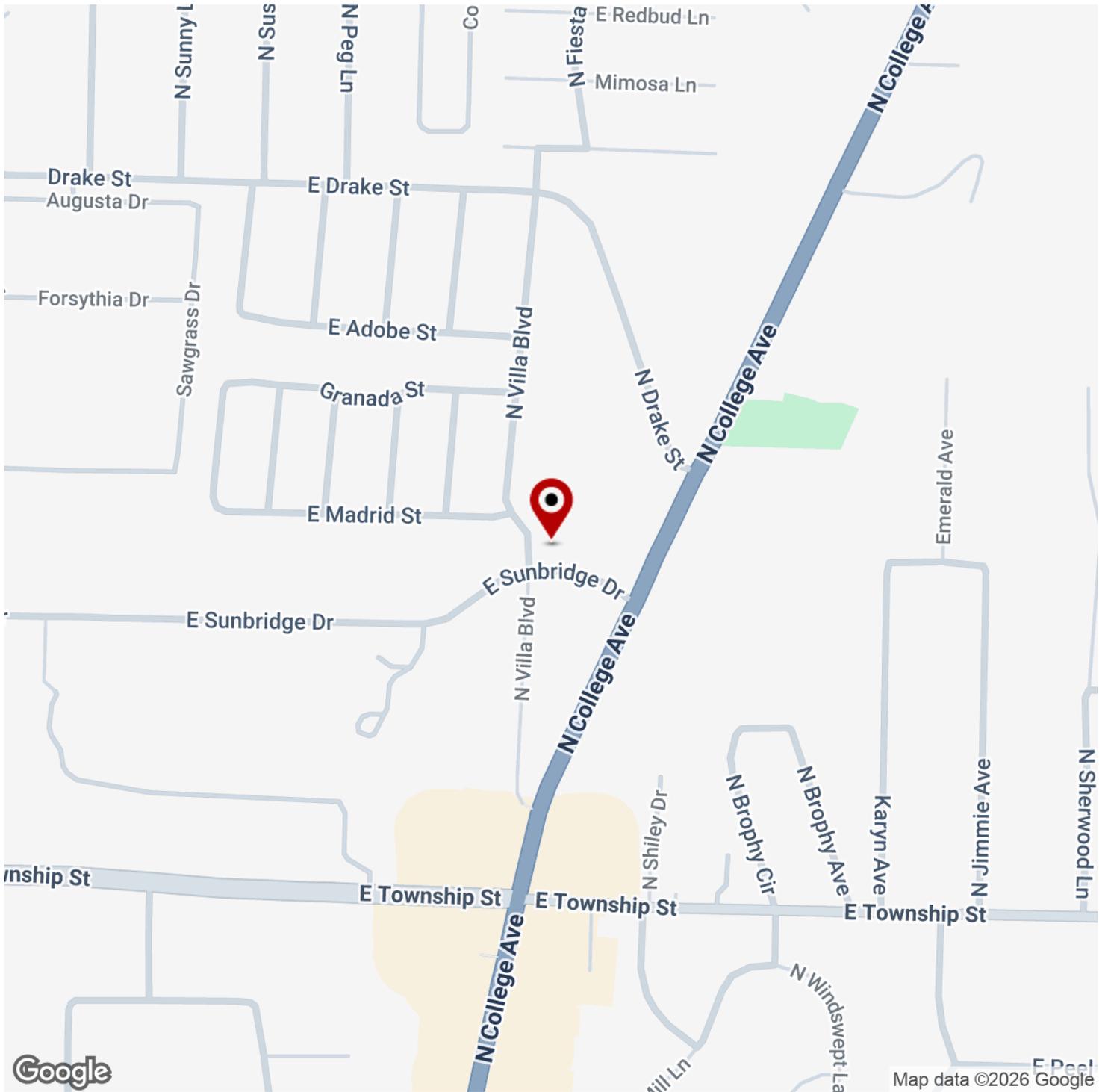
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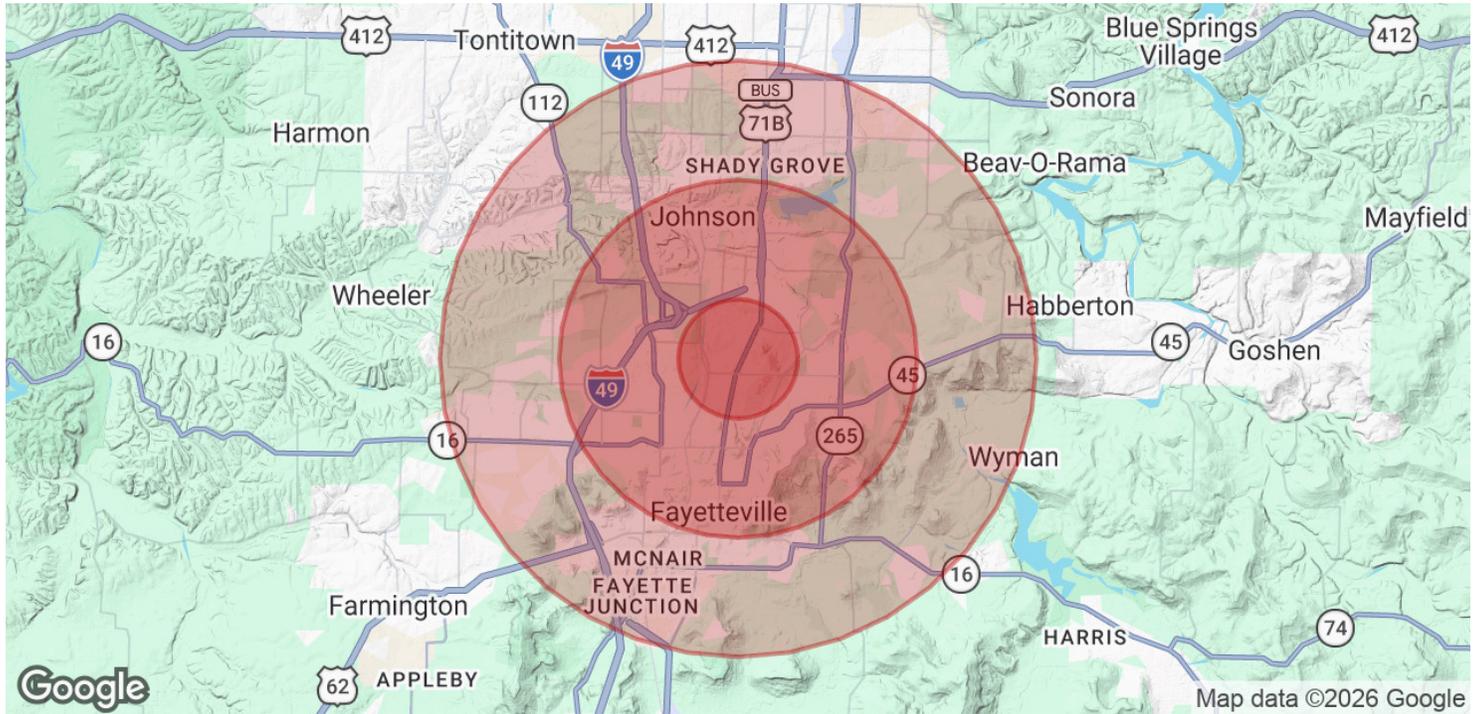
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	782	2,514	6,170
Average Age	28.8	29.9	36.2
Average Age (Male)	32.3	32.5	35.7
Average Age (Female)	27.0	28.4	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	428	1,353	3,228
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$46,664	\$48,365	\$58,563
Average House Value	\$117,181	\$123,205	\$164,868

2020 American Community Survey (ACS)

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