

# RESTAURANT SPACE FOR LEASE

3316 W Grove Dr. #4 | Fayetteville, AR 72704



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## AVAILABLE

±1,500 SF

## PRICE

\$27 | NNN

## COMMENTS

- Wal-Mart outparcel
- Drive thru window
- Co-Tenants include Fizz Facial Bar, Planet Fitness, Nutrition Hog, and InVision

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,429	59,105	98,898	225,378
AVERAGE HH INCOME	\$81,059	\$71,218	\$85,360	\$95,712
TOTAL HH	5,272	24,552	42,349	87,890

## TRAFFIC COUNTS

W Wedington Dr - 37,000 VPD



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**KELLEY COMMERCIAL PARTNERS**



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INTERSTATE 49

FirstSecurity

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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

CONSULTING

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