

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

Fayetteville, AR 72701



PROPERTY DESCRIPTION

Two level building with 1 suite available.

Suite 106B is +/- 995 SF and includes the open workspace area and access to a shared restroom.

The building is also equipped with a generator.

Tenants responsible for utilities in addition to the rent rate.

Situated off N Crossover Rd in Fayetteville, AR, this location boasts around 20,000 VPD! There is plenty of parking in the back and front of the building.

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (MG)
Available SF:	995 SF
Building Size:	11,088 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 106B	\$19.00 SF/yr	995 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker

O: 479.231.1355

C: 479.330.1250

sgrleadmanager@gmail.com

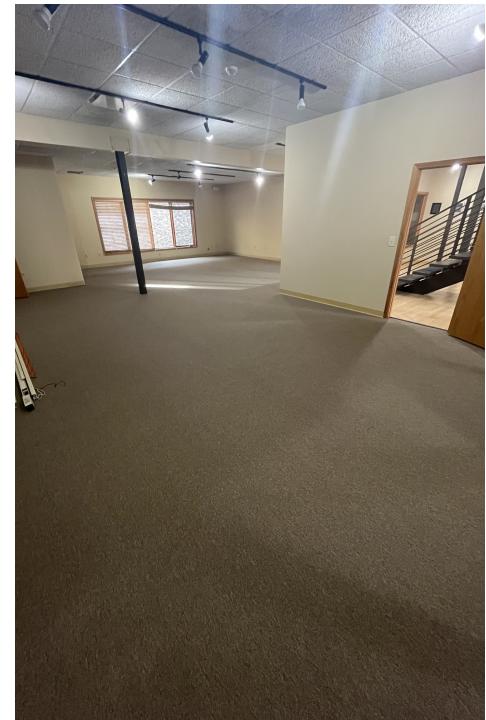
AR #EB00066512

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

EXECUTIVE OFFICE SPACES FOR LEASE

SUITE 106B

4220 N Crossover Rd, Fayetteville, AR 72701



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

4220 N Crossover Rd, Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker

O: 479.231.1355

C: 479.330.1250

sgrleadmanager@gmail.com

AR #EB00066512

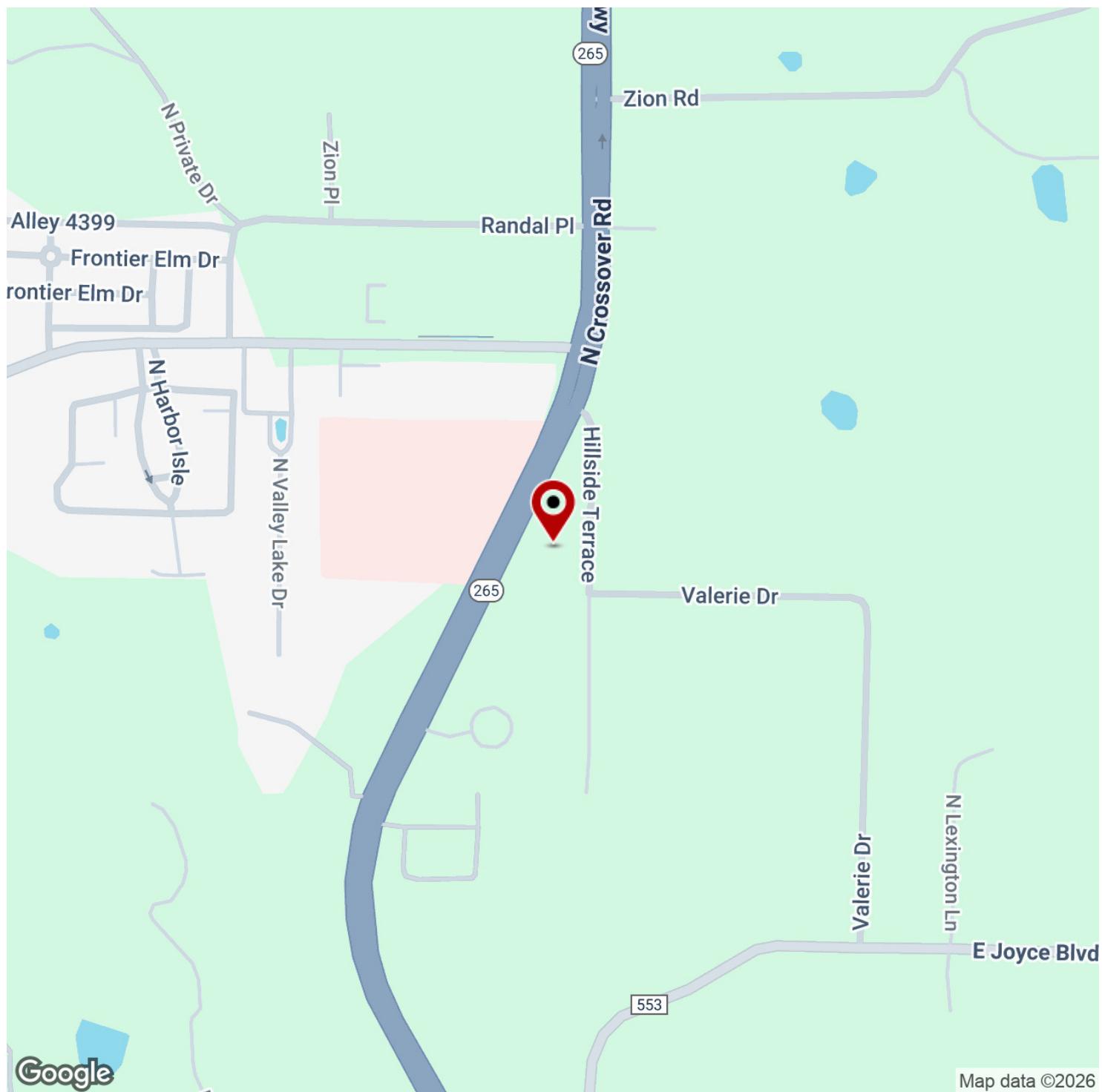
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker

0: 479.231.1355

C: 479.330.1250

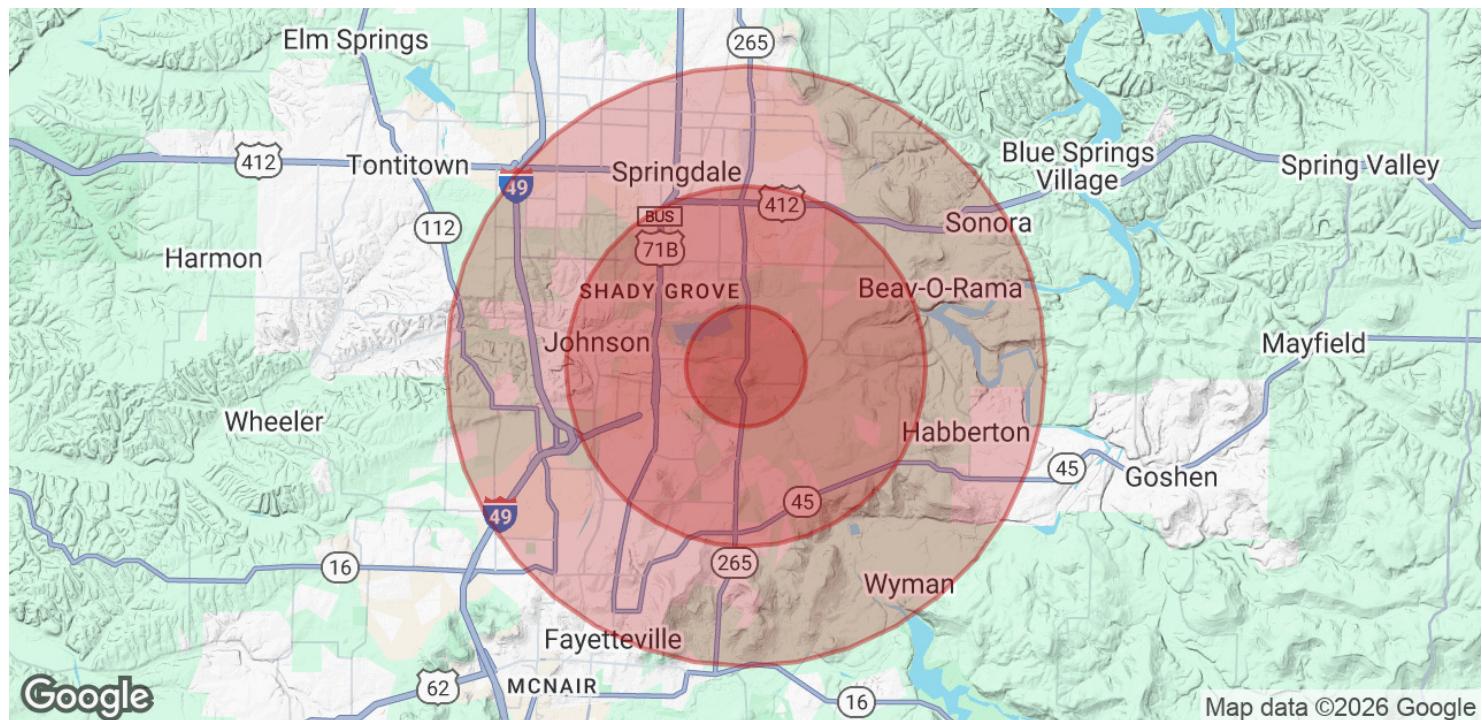
sgrleadmanager@gmail.com

AR #EB00066512

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

4220 N CROSSOVER RD

4220 N Crossover Rd, Fayetteville, AR 72701



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,994	48,950	118,077
Average Age	40	37	36
Average Age (Male)	38	36	35
Average Age (Female)	42	38	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,765	19,120	45,913
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$114,239	\$102,440	\$93,658
Average House Value	\$464,375	\$374,795	\$351,719

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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