

PRIME OFFICE SPACE FOR LEASE

2863 N OLD MISSOURI RD

Fayetteville, AR 72703



PROPERTY DESCRIPTION

Efficient and well-designed suites, ideal for small businesses, startups, or remote professionals, are now available in Fayetteville. Each suite includes a reception space, at least one private office, and one private restroom. Conveniently located less than a mile from N College Ave and just about a mile from Highway 265, the space offers easy access to major thoroughfares. Offered on a gross lease with a minimum one year term, tenants enjoy simple, predictable costs and are only responsible for their own internet and phone services.

PROPERTY HIGHLIGHTS

- Efficient, well-designed suites
- Ideal for small businesses, startups, or remote professionals
- Easy access to major roads and thoroughfares
- Gross lease with a 1 year minimum term

OFFERING SUMMARY

Lease Rate:	\$900.00 per month (Gross)
Available SF:	360 SF
Building Size:	9,881 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,066	21,775	47,240
Total Population	7,269	48,796	118,554
Average HH Income	\$120,131	\$101,439	\$91,694

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SALMONSEN GROUP

Executive Broker

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

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	360 SF	Lease Rate:	\$900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2863 Old Missouri Rd Suite 103B	Available	360 SF	Gross	\$900 per month	-

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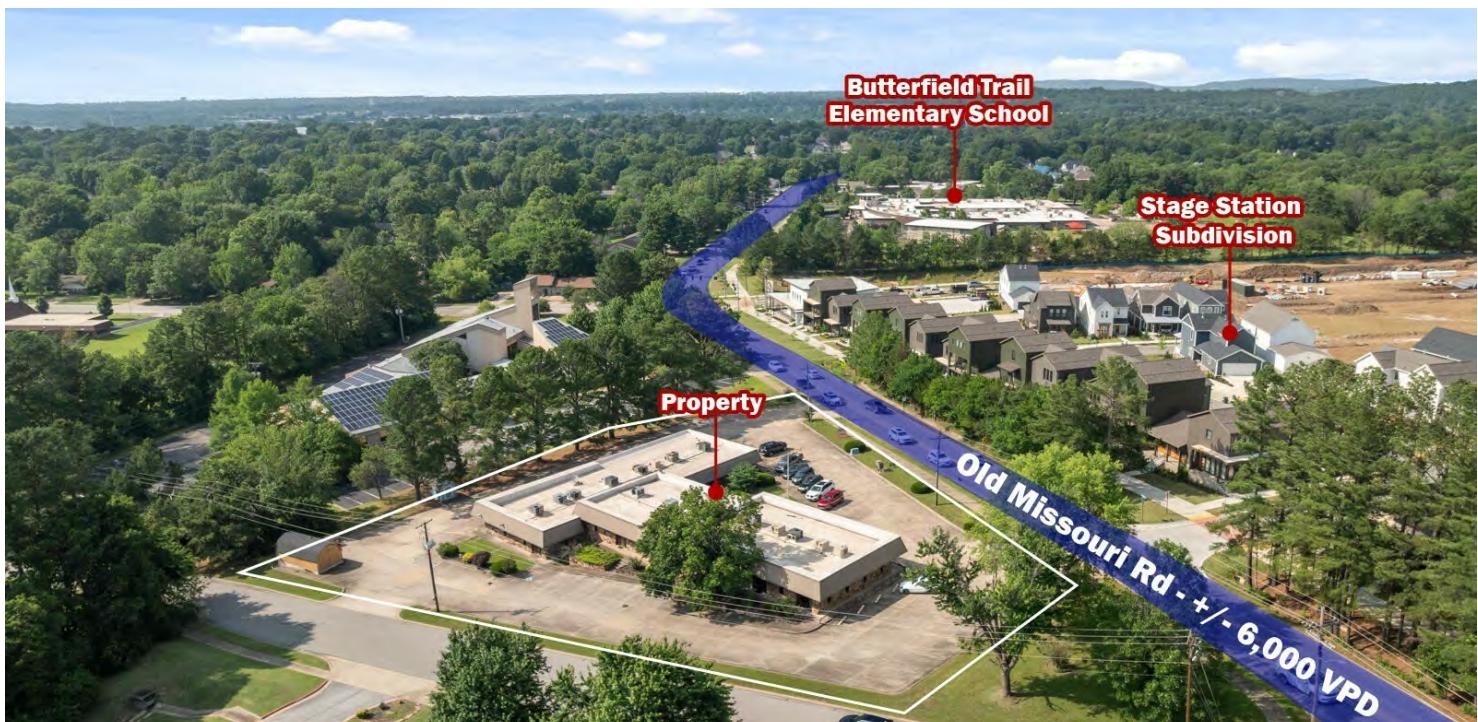
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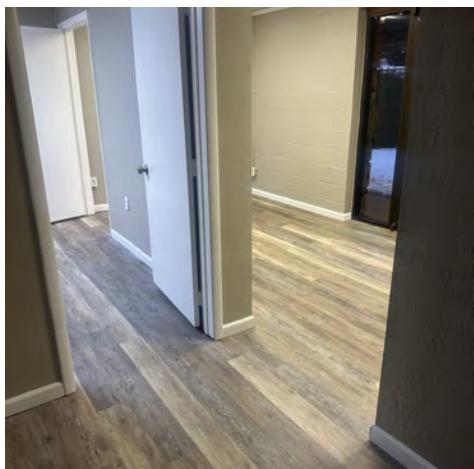
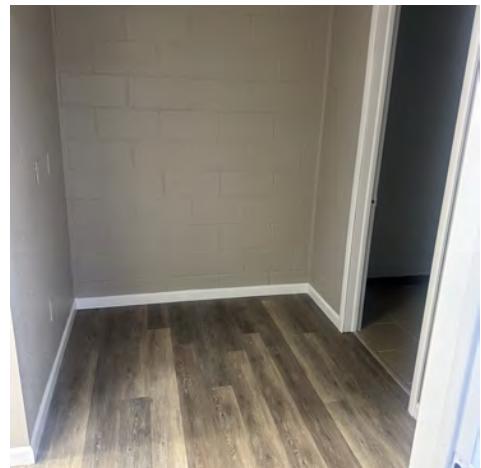
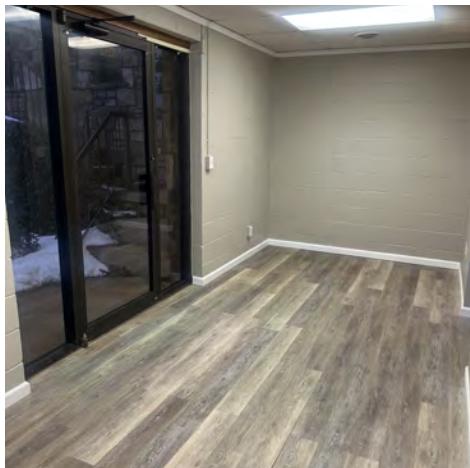
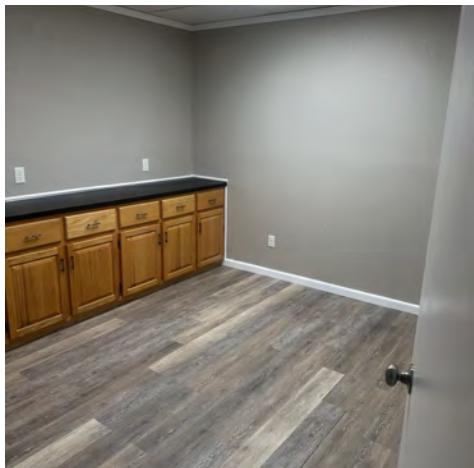
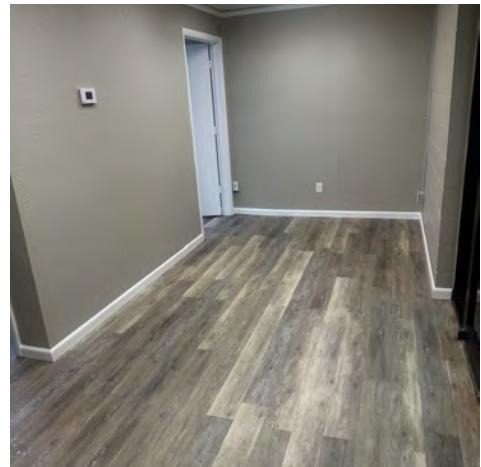
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SUITE 103B PHOTOS

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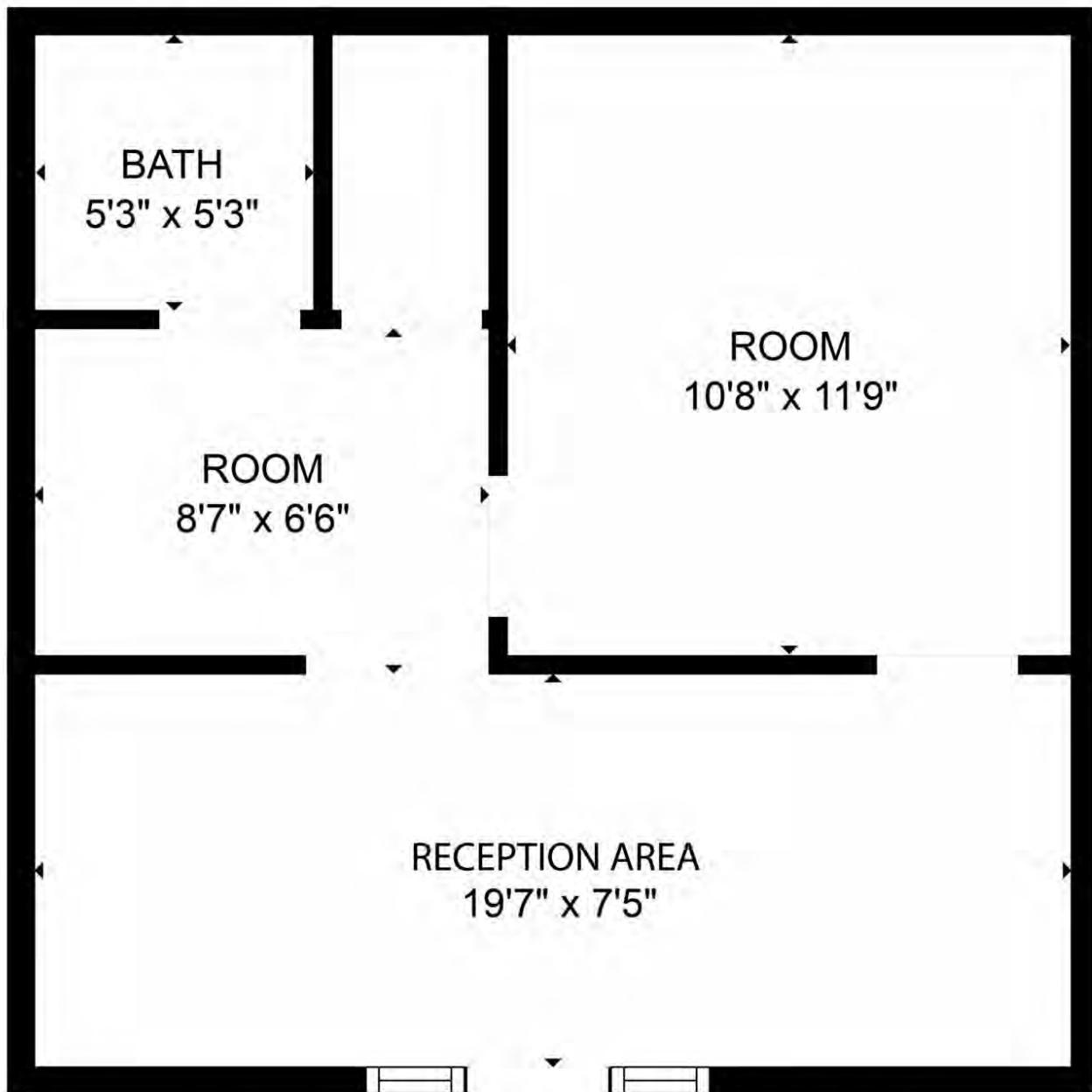
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SUITE 103B FLOOR PLAN

Fayetteville, AR 72703



Suite 103B: +/- 360 SF

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

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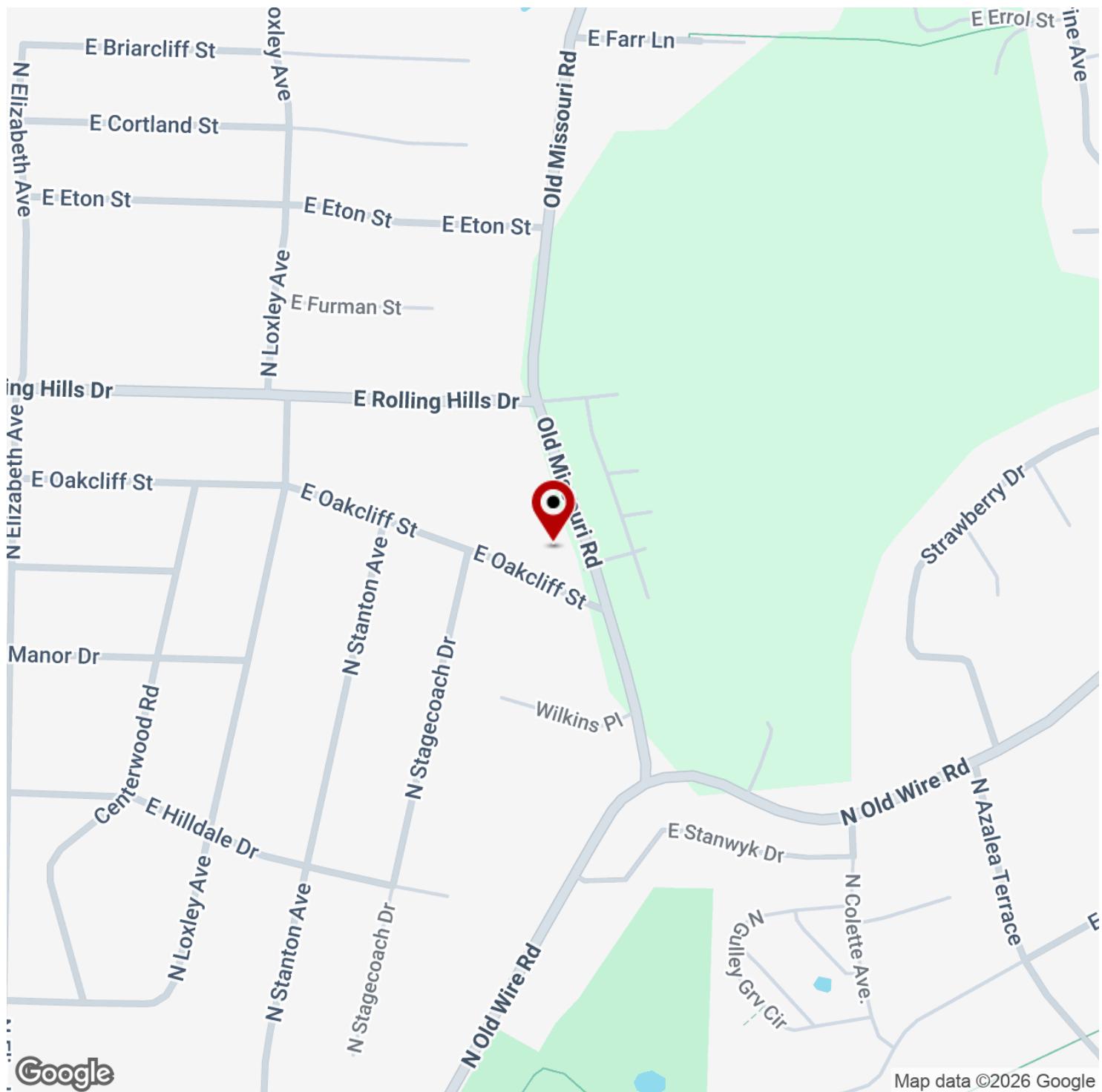
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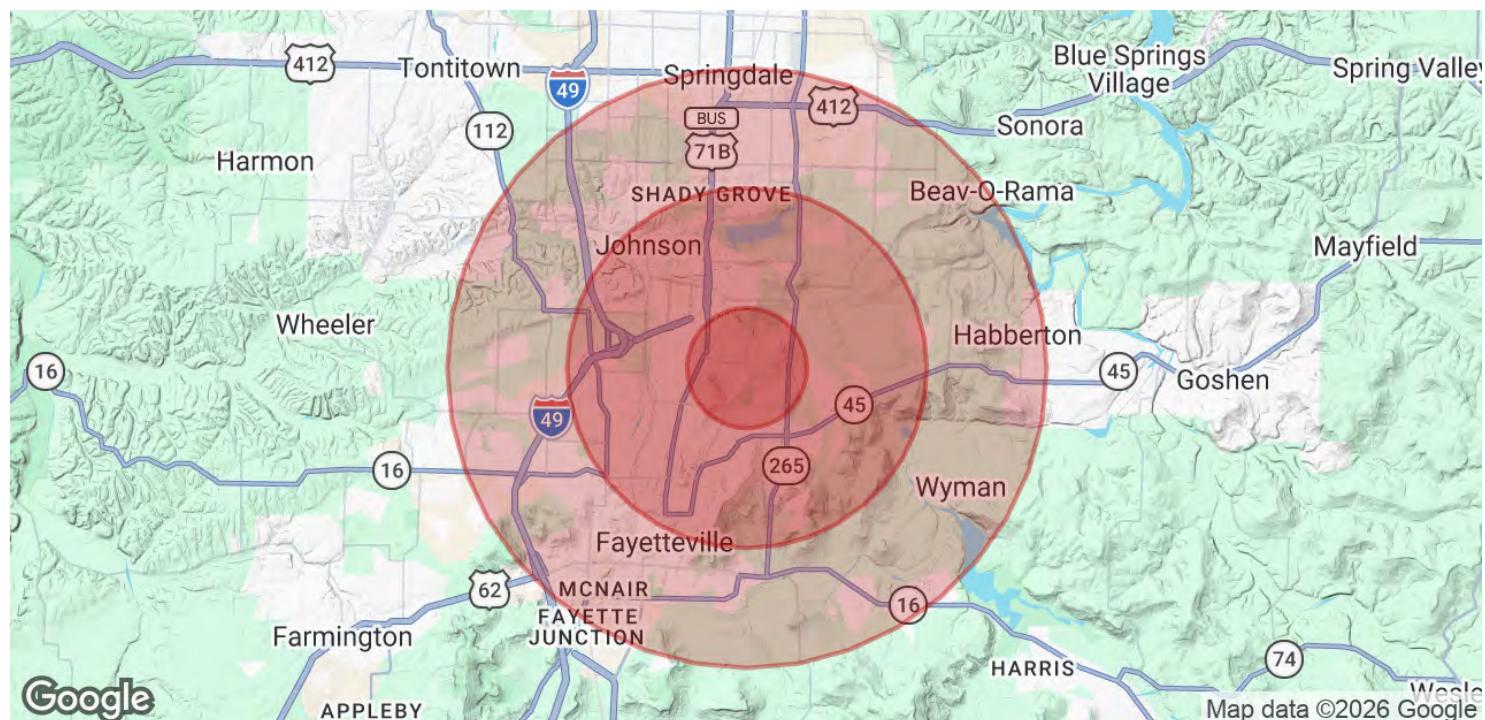
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,269	48,796	118,554
Average Age	40	37	35
Average Age (Male)	39	37	34
Average Age (Female)	42	38	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,066	21,775	47,240
# of Persons per HH	2.4	2.2	2.5
Average HH Income	\$120,131	\$101,439	\$91,694
Average House Value	\$380,992	\$401,180	\$368,465

Demographics data derived from AlphaMap

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