

LAND FOR LEASE

College Ave and Joyce Blvd | Fayetteville, AR 72703



OLD NAVY DAVID'S BRIDAL ULTA BEAUTY DOLLAR TREE
JO-ANN fabric and craft stores SportClips (HAIRCUTS)
COX Newk's BEATERY cicis BEYOND PIZZA
Red Lobster Bath & Body Works Vintage Stock
DISCOUNT TIRE SLIM CHICKENS Jason's deli
STARBUCKS COFFEE Qdoba MEXICAN GRILL

malco Academy SPORTS+OUTDOORS SMOKIN OAK wood-fired pizza & TAPROOM
BUFFALO WILD WINGS UPTOWN TAZIKIS

Walmart Supercenter

COLD STONE CREAMERY PartyCity NOBODY HAS MORE PARTY FOR LESS SHOGUN JAPANESE STEAK HOUSE & TORI BAN
Guitar Center McALISTER'S DELI LUSH Nail Hair Facial & Brows TACO BELL Mojitos
SHOE CARNIVAL Arby's Jersey Mike's SUBS CRICKEN SALAD & CHICK
TJ-maxx STEAK 'N SHAKES Cleo's furniture McDonald's Andy's Frozen Custard BEST BUY

HAAS HALL ACADEMY

Bank of America

WACO TITLE

1st Employment Staffing

CARPET ONE FLOOR & HOME

RAUSCH COLEMAN HOMES

NWA INTERVENTIONAL PAIN

Walgreens

SIMMONS FIRST

WHATABURGER

NORTHWEST ARKANSAS MALL

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AVAILABLE

±1/2 Acre at Fayetteville's busiest/most visible intersection

PRICE

Negotiable

COMMENTS

- Ground lease, terms are negotiable
- 62,600 Vehicles per day
- High Income trade area
- Co-tenants are Take 5 and Whataburger
- Traffic light access on Joyce and Zion
- Going to work side of road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,626	44,889	139,222	239,832
AVERAGE HH INCOME	\$68,881	\$83,601	\$72,280	\$74,467
TOTAL HH	3,296	18,896	53,285	89,181

TRAFFIC COUNTS

College Ave - 34,400 VPD

Joyce Blvd - 28,200 VPD



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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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**KELLEY COMMERCIAL
PARTNERS**

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