

# SUITE FOR LEASE

Bellafont Retail Park | 1364 E Augustine Lane | Fayetteville, AR

Suite 3B  
1,095 SF



**KEVIN KESTNER**  
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### AVAILABLE

Suite 3B: ±1,095 SF

### PRICE

\$23 | NNN  
TI is negotiable

### COMMENTS

- Centrally located in Bellafont Office and Retail Park
- Easy access to major traffic thoroughfares
- Ample parking
- Convenient access to I-49, NWA Mall, and major retailers
- Co-tenants include Firehouse Subs, Mellow Mushroom, Black Sheep Salon, and Nail C.E.O

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,002	47,779	139,540	251,985
AVERAGE HH INCOME	\$99,668	\$119,270	\$100,012	\$105,055
TOTAL HH	3,160	20,713	54,864	96,071

### TRAFFIC COUNTS

E Joyce Boulevard - 25,455 VPD



 **KELLEY COMMERCIAL PARTNERS**

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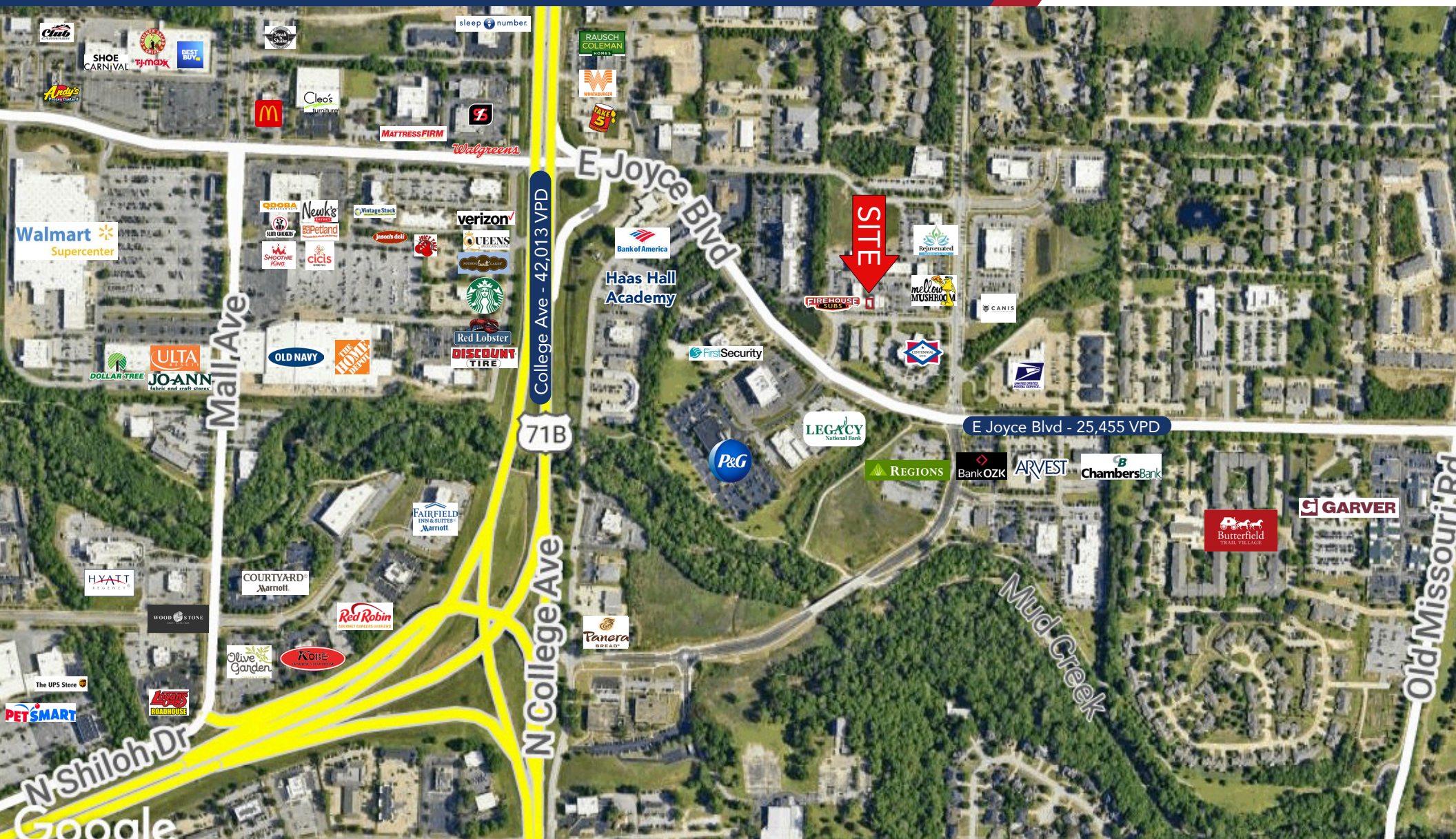
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## ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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