

# FAYETTEVILLE SQUARE NNN INVESTMENT PROPERTY FOR SALE

26 W Center St | Fayetteville, AR



**KELLEY COMMERCIAL  
PARTNERS**

**MATT HAIRSTON**

AGENT

O 479.445.6346 | C 479.409.1366

mhairston@kelleycp.com

**JORDAN JETER, CCIM**

PARTNER | AGENT

O 479.695.8265 | C 501.350.7388

jjeter@kelleycp.com

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## AVAILABLE

±26,365 Total SF

±22,000 Rentable SF

## PRICE

\$7,850,000

Call Broker for Pro Forma

## HIGHLIGHTS

- Meticulously renovated trophy property located on the beautiful downtown Fayetteville Square
- Located within walking distance to popular shopping and dining options, government offices including the courthouse, Dickson entertainment district, and Fayetteville's premier hotel, The Graduate
- Trophy Asset on Hard Corner
- New Roof with warranty
- All leases have increases providing inflation hedge
- Iconic Downtown property

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,152	56,683	93,972	57,048
AVERAGE HH INCOME	\$39,955	\$58,515	\$71,183	\$59,975
TOTAL HH	5,859	24,608	39,960	24,734

## TRAFFIC COUNTS

College Ave - 22,000 VPD

Center St - 11,000 VPD

Dickson St - 9,000 VPD



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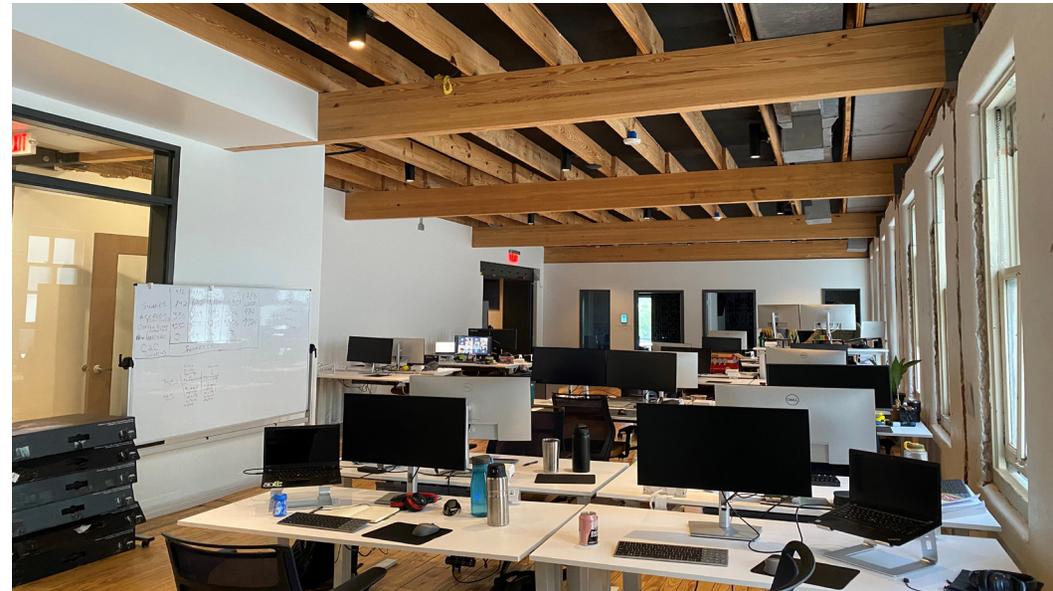
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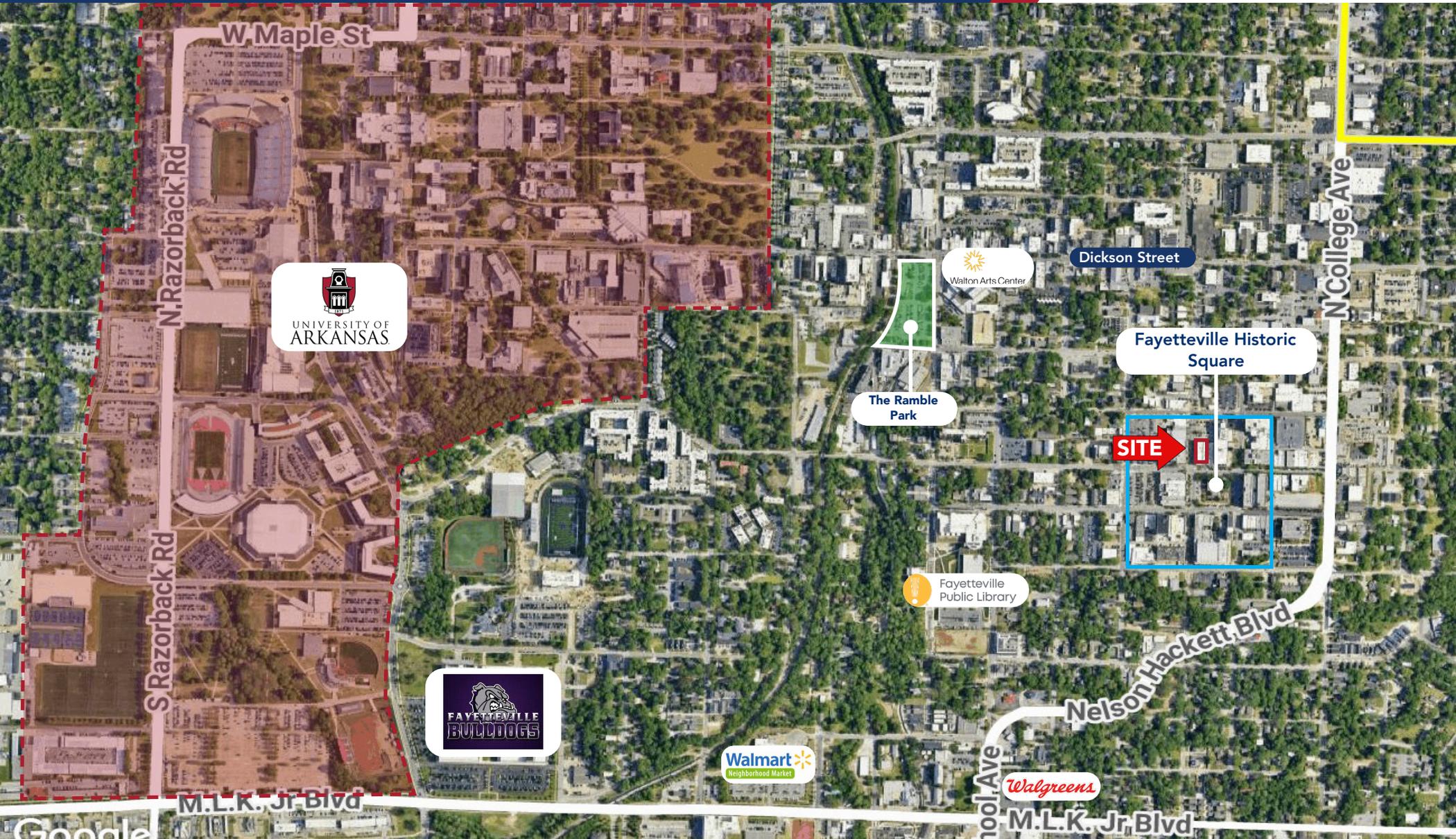
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## ABOUT KELLEY COMMERCIAL PARTNERS

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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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002

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