

PRIME OFFICE/RETAIL SUITE FOR LEASE

CEDAR CREEK VILLAGE

2211-2217 Fayetteville Rd, Van Buren, AR 72956



PROPERTY DESCRIPTION

Three suites currently available offering a premier location directly across from the Walmart Supercenter, ensuring maximum visibility. +/- 6,750 SF located within the bustling Cedar Creek Shopping Center, home to established tenants like T-Mobile and Little Caesars the property benefits from a diverse customer base. With ample parking for employees and visitors, as well as excellent signage opportunities above the suite and on the monument sign, businesses can easily attract attention. Positioned on Fayetteville Rd., which see approx. 22,000 VPD, this space offers exceptional exposure and is surrounded by national retailers such as Walmart, Lowe's, Casey's General Store, Verizon, Starbucks, and More!

PROPERTY HIGHLIGHTS

- Available Suites: 2213: +/- 6,750 SF, 2215-7: +/- 1,200 SF, 2217: +/- 3,960 SF
- Located in the Cedar Creek Shopping Center
- Directly Across from Walmart
- Less than Half a Mile from I-40
- 22,000 VPD on Fayetteville Rd

OFFERING SUMMARY

Lease Rate:	\$9.00 - 17.00 SF/yr (NNN)
Available SF:	1,200 - 6,750 SF
Building Size:	24,294 SF

SPACES	LEASE RATE	SPACE SIZE
2213 Fayetteville Rd	\$9.00 SF/yr	6,750 SF
2217 Fayetteville Rd	\$17.00 SF/yr	3,960 SF
2215-7 Fayetteville Rd	\$16.00 SF/yr	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,946	9,268	15,244
Total Population	5,059	23,976	41,304
Average HH Income	\$79,624	\$78,979	\$71,429

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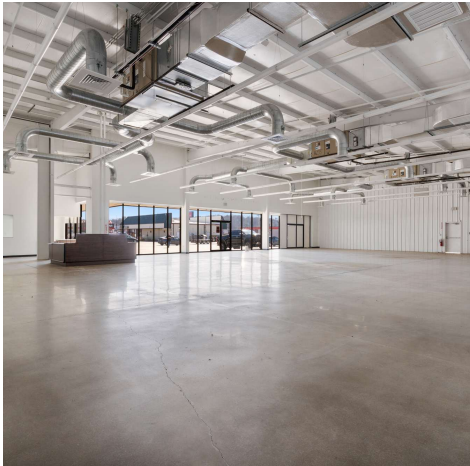
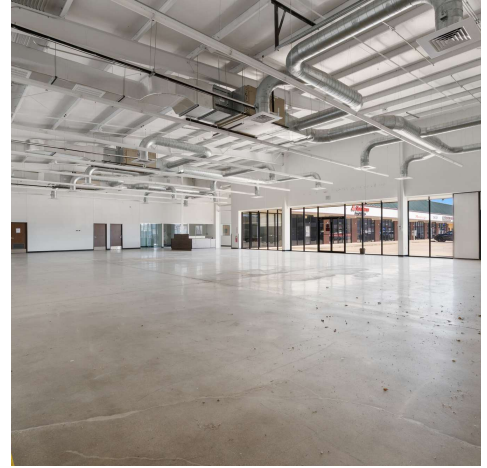
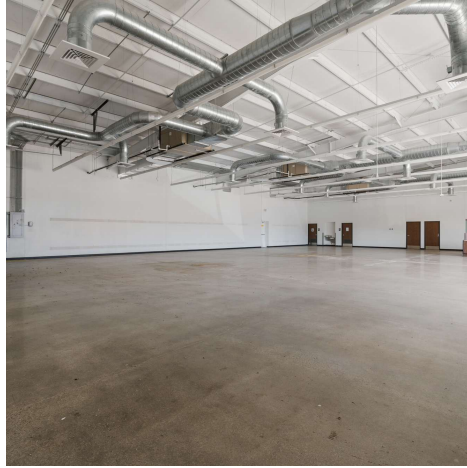
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2213 FAYETTEVILLE RD PHOTOS

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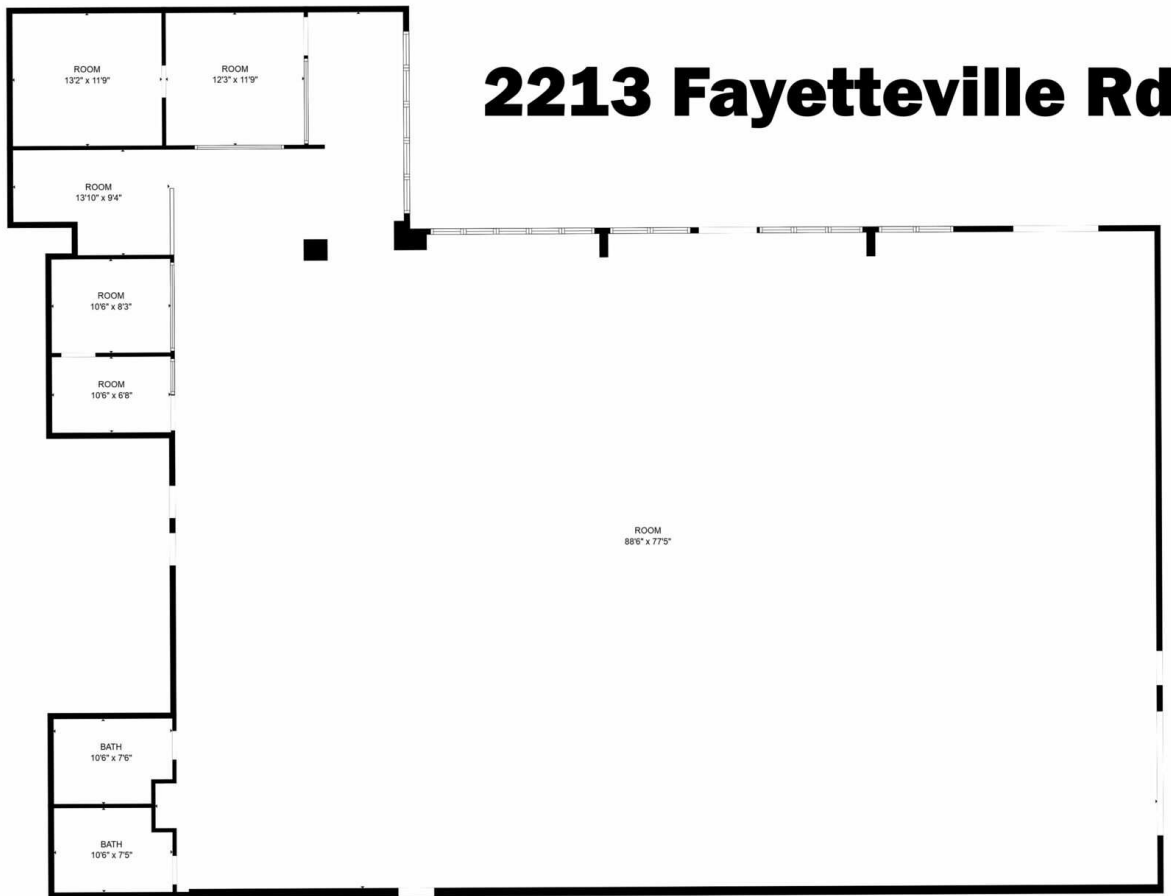
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2213 FAYETTEVILLE RD FLOOR PLAN

2211-2217 Fayetteville Rd, Van Buren, AR 72956



+/- 6,750 SF

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

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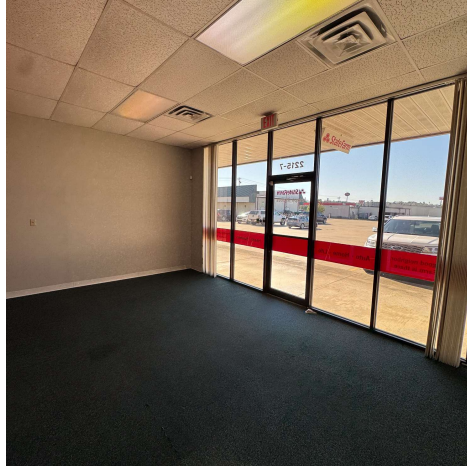
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2215-7 FAYETTEVILLE RD PHOTOS

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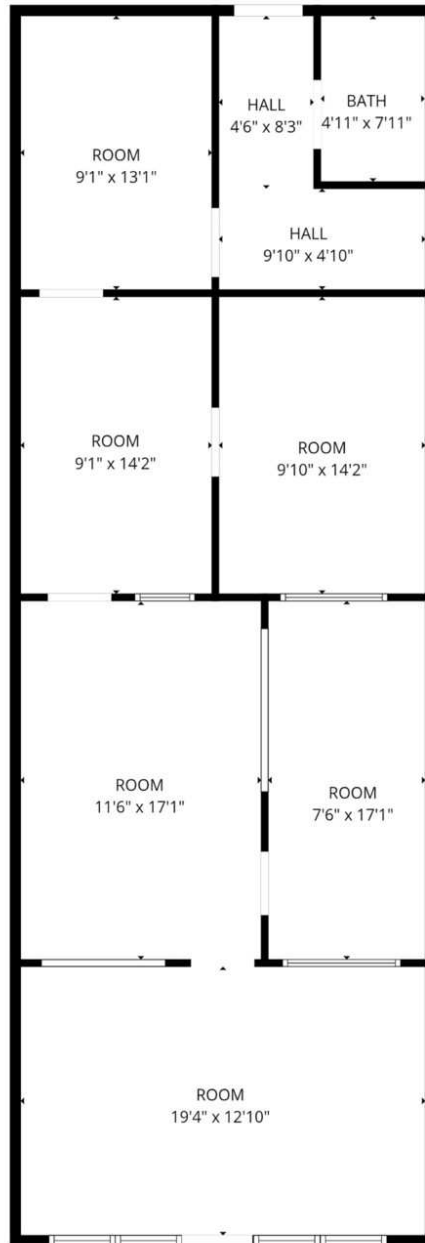
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2215-7 FAYETTEVILLE RD FLOOR PLAN

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2215 Suite 7: +/- 1,200 SF

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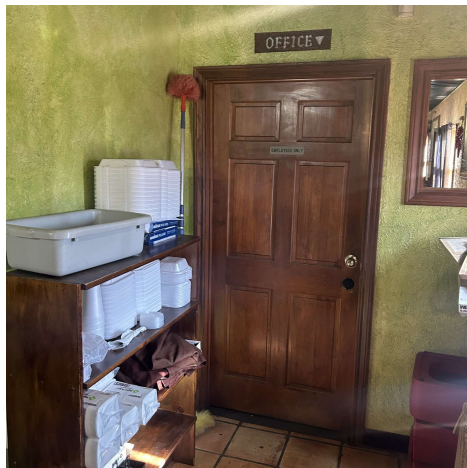
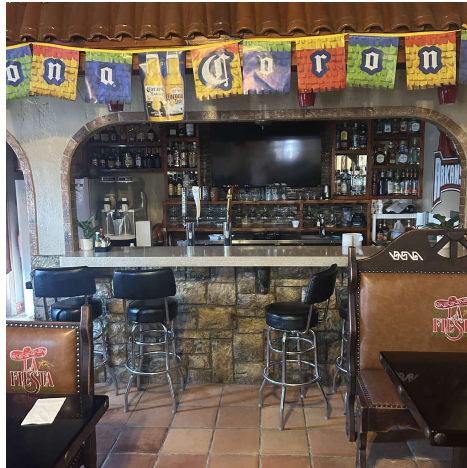
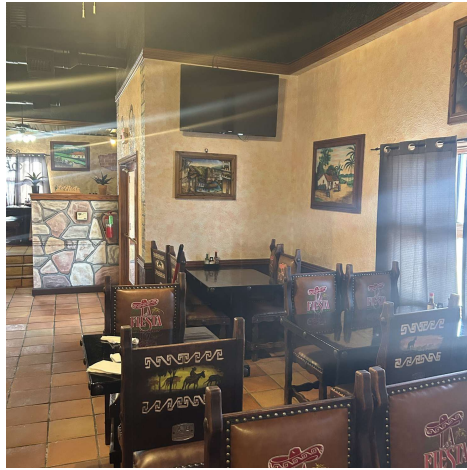
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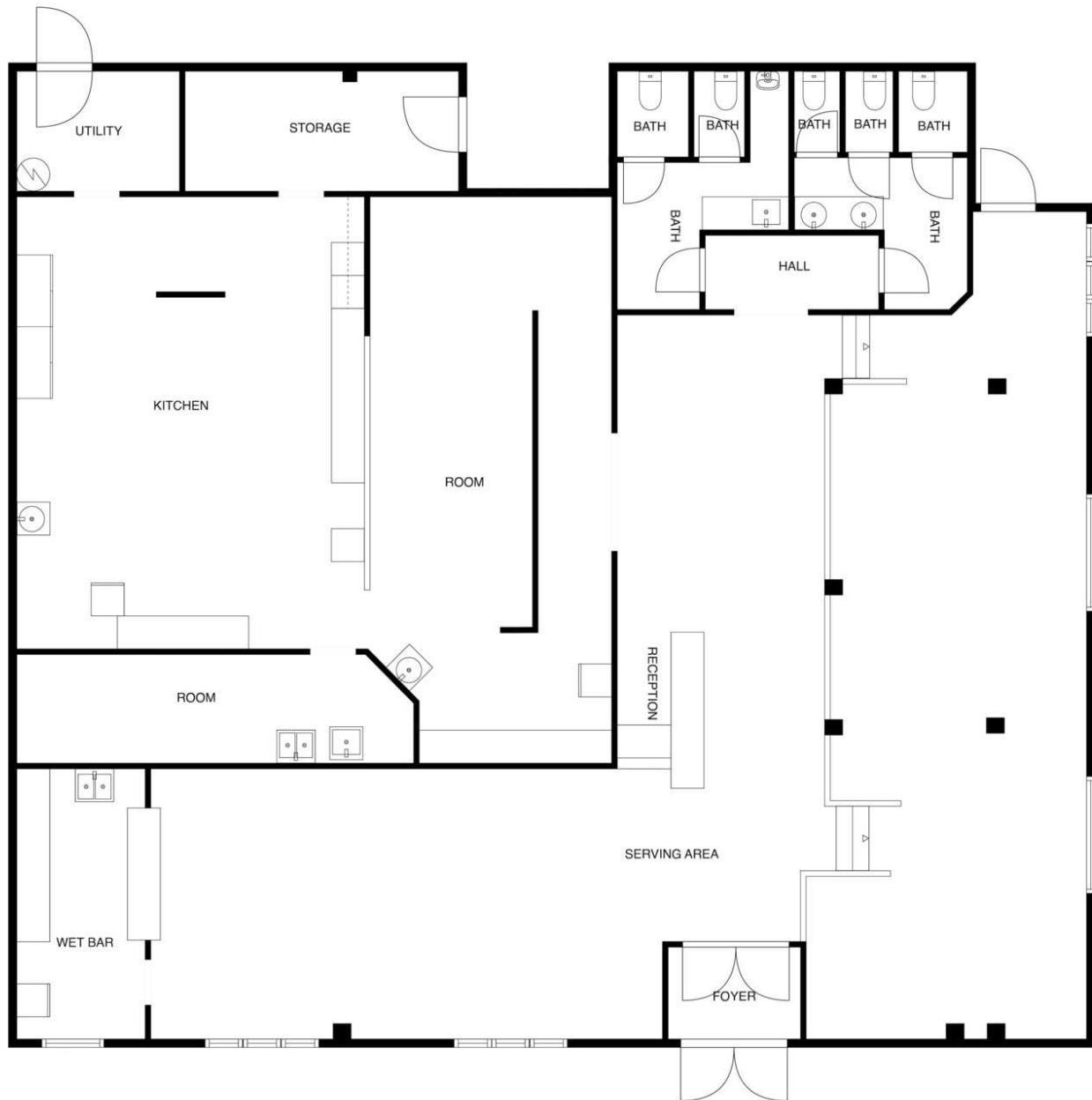
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2217 FAYETTEVILLE RD FLOORPLAN

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+/- 3,960 SF

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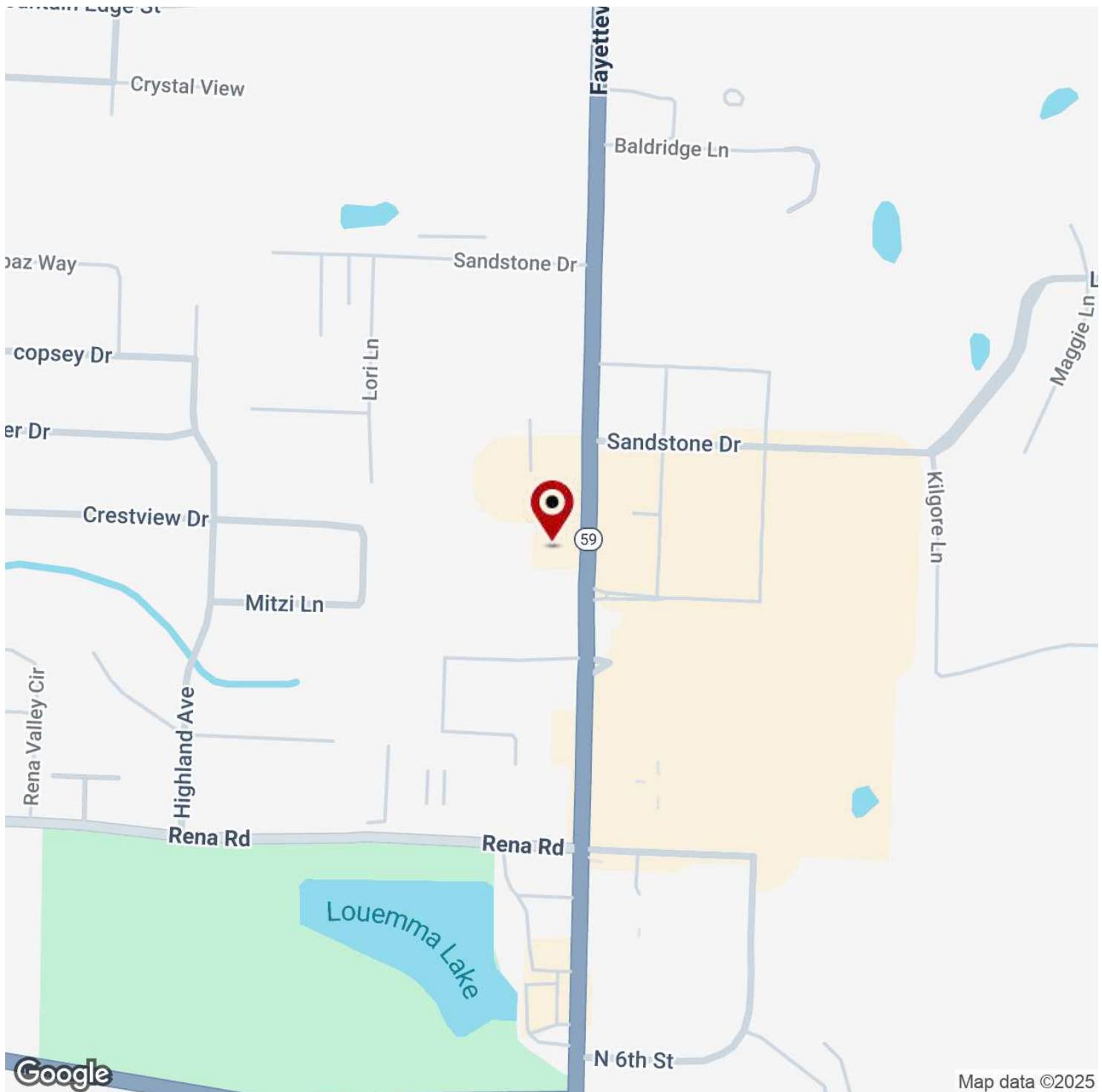
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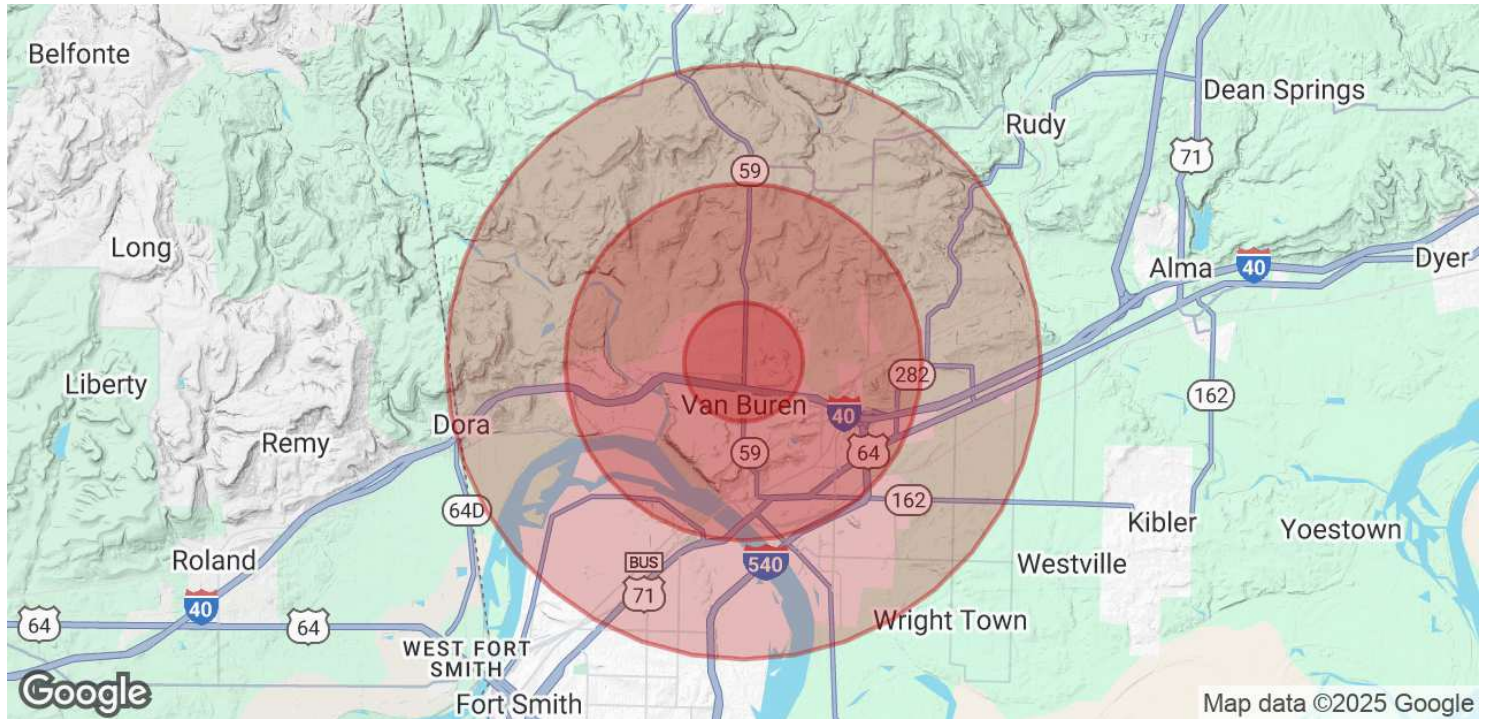
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,059	23,976	41,304
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,946	9,268	15,244
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$79,624	\$78,979	\$71,429
Average House Value	\$199,173	\$201,105	\$185,423

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