

# FOR LEASE

1153 S School Ave | Fayetteville, AR 72701 | ±4,800 SF



## MATT HAIRSTON

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PARTNERS**



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1153 S School Ave | Fayetteville, AR 72701 | ±4,800 SF

## TOTAL SQUARE FOOTAGE

±4,800 SF

## PRICE

\$12.00 NNN

## COMMENTS

- Affordable rental location in the heart of Fayetteville
- Open show room with storage area and bathroom
- Ample parking
- Directly next to Dollar General, Rick's Iron Skillet, and Farmers Table Cafe

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,165	49,918	97,965	203,550
AVERAGE HH INCOME	\$26,783	\$50,565	\$65,874	\$73,424
TOTAL HH	3,912	20,947	40,552	77,852

## TRAFFIC COUNTS

S. School Ave - 13,000 VPD

M.L.K. Jr. Blvd - 33,000 VPD

W. 15th St. - 12,000 VPD



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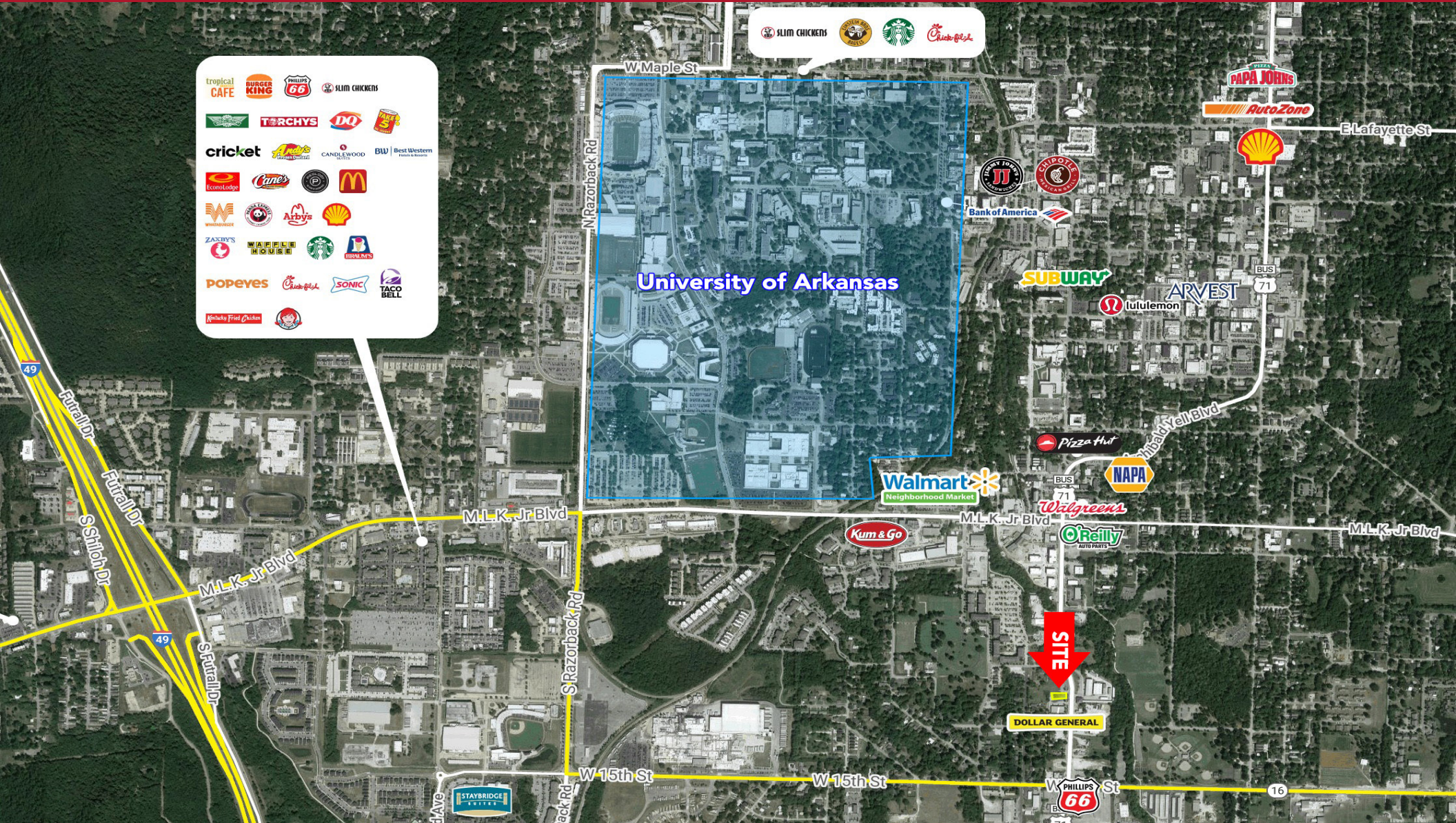


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## ABOUT KELLEY COMMERCIAL PARTNERS

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

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DEVELOPMENT MANAGEMENT

CONSULTING

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