

CEDAR CREEK VILLAGE

2211-2217 Fayetteville Rd, Van Buren, AR 72956



PROPERTY DESCRIPTION

Two suites currently available offering a premier location directly across from the Walmart Supercenter, ensuring maximum visibility. One suite is +/- 6,750 SF and the other is +/- 720 SF. Located within the bustling Cedar Creek Shopping Center, home to established tenants like T-Mobile, Little Caesars, and La Fiesta Restaurant, 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 and 2215-8: +/- 720 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:	\$12.00 - 15.00 SF/yr (MG)
Available SF:	720 - 6,750 SF
Building Size:	24,294 SF

SPACES	LEASE RATE	SPACE SIZE
2213 Fayetteville Rd	\$12.00 SF/yr	6,750 SF
2215-8 Fayetteville Rd	\$900 per month	720 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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PRIME OFFICE/RETAIL SUITES FOR LEASE

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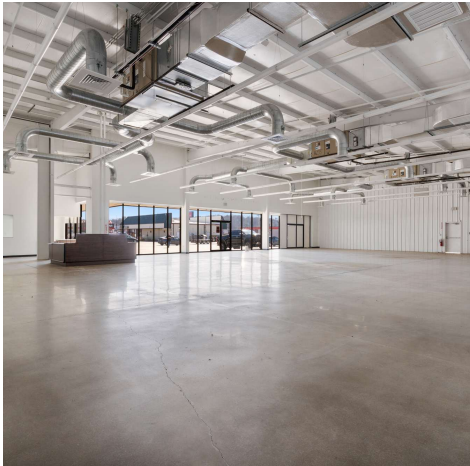
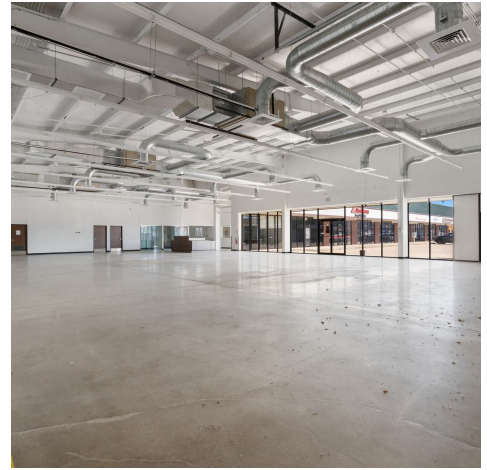
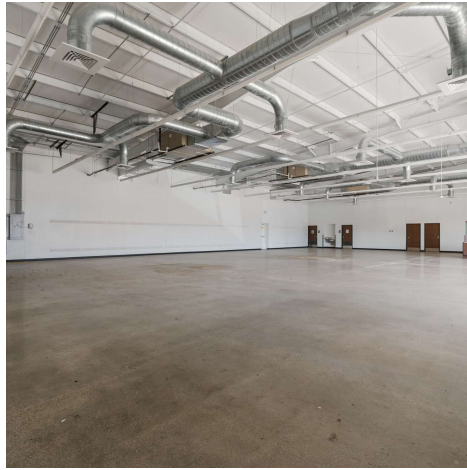
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2213 FAYETTEVILLE RD PHOTOS

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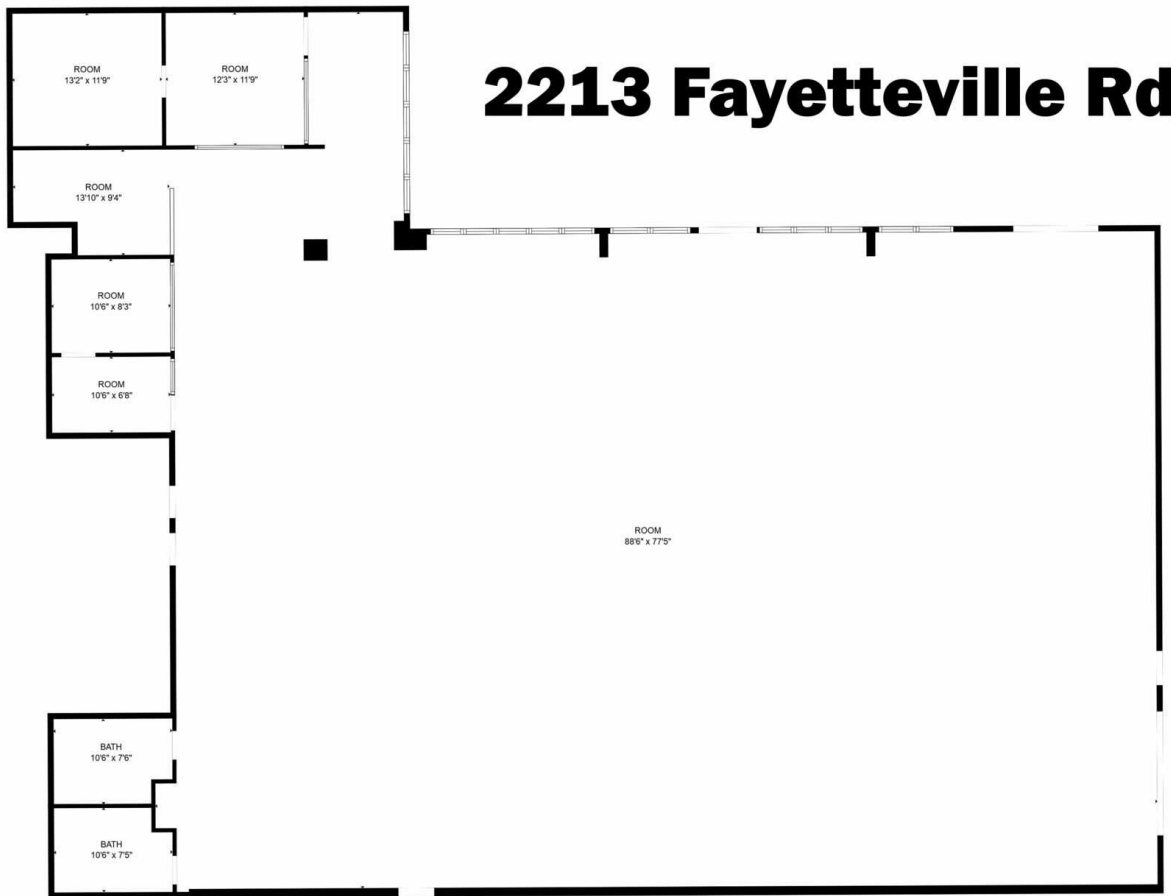
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2213 FAYETTEVILLE RD FLOOR PLAN

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+/- 6,750 SF

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

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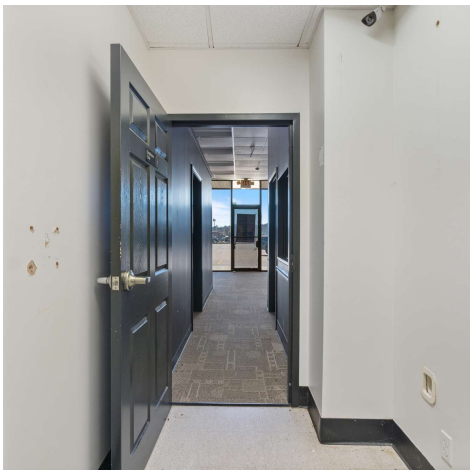
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2215 FAYETTEVILLE RD SUITE 8 PHOTOS

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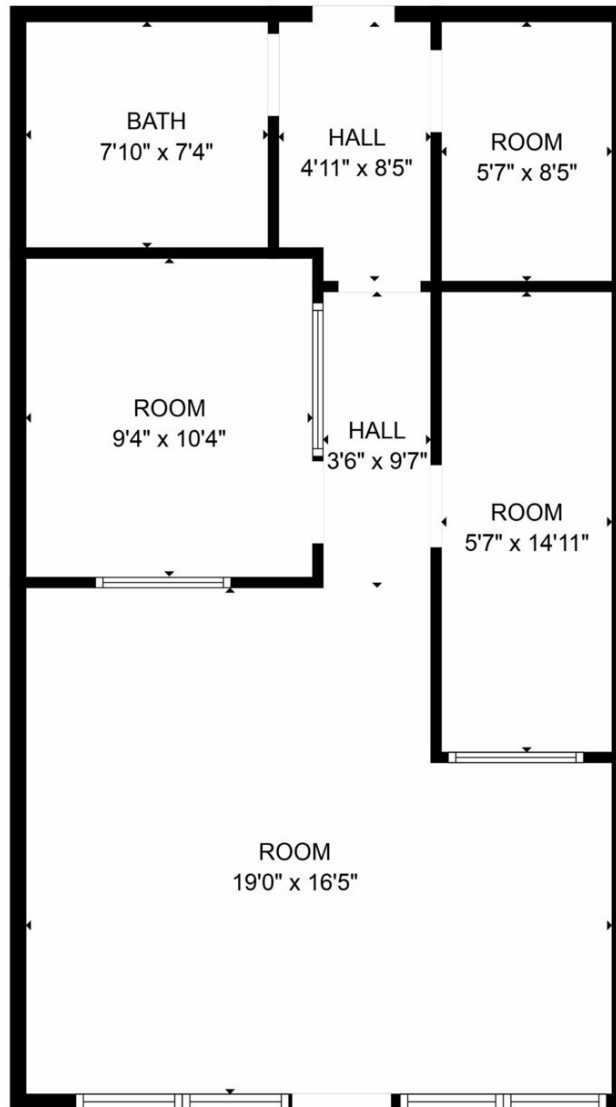
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2215 FAYETTEVILLE RD SUITE 8 FLOOR PLAN

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2215 Fayetteville Rd., Suite 8



+/- 720 SF

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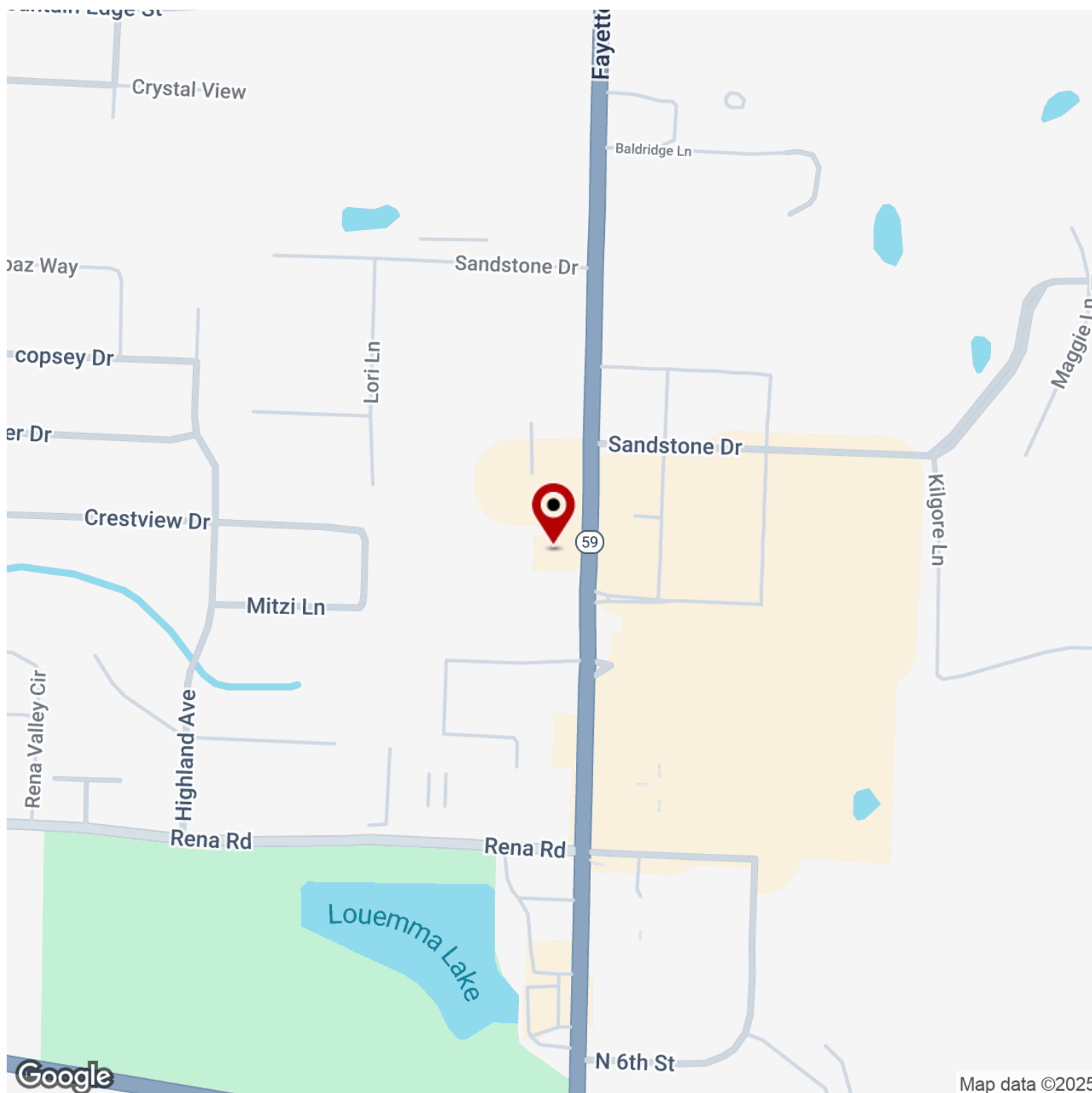
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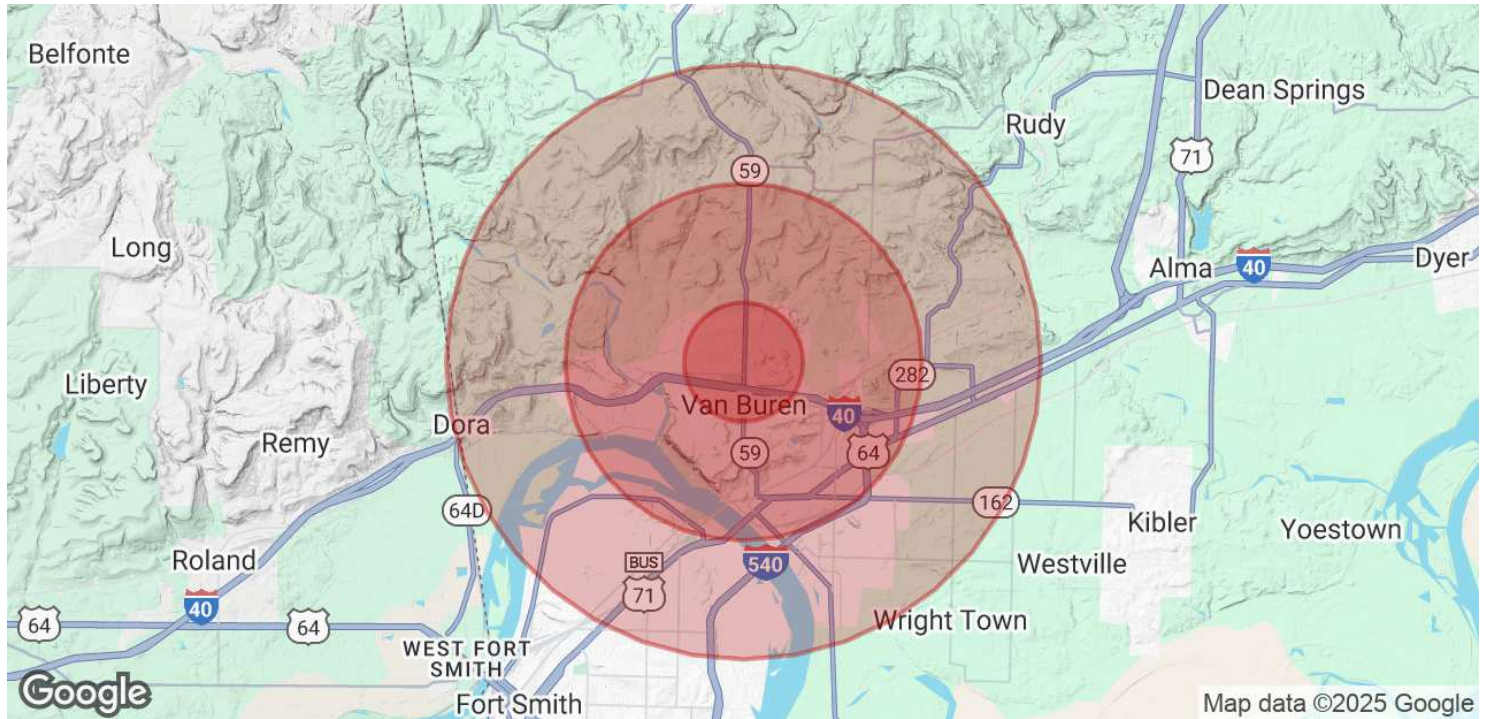


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,059	23,976	41,304
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

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

Demographics data derived from AlphaMap

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