

PRIME SPACE FOR LEASE

2737 W Martin Luther King Jr Blvd | Fayetteville AR. 72701



MLK Jr Blvd - 42,700 VPD

MAGEE SHELTON

PROPERTY MANAGER | AGENT

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MATTHEW HAIRSTON

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±1,041 SF

PRICE

\$24.00 PSF NNN

COMMENTS

- Strategically positioned beside the Walmart Supercenter (mere steps away)
- Boasting substantial frontage along the thriving MLK Jr. Blvd
- Conveniently situated at the gateway to Fayetteville
- Stands in close proximity to a plethora of dining and retail establishments
- Ideal prospect for retail ventures, offering unparalleled exposure and accessibility

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 5,110 | 54,537 | 91,752 | 199,926 |
| AVERAGE HH INCOME | \$41,311 | \$63,213 | \$79,278 | \$92,802 |
| TOTAL HH | 2,589 | 22,623 | 38,477 | 78,320 |

TRAFFIC COUNTS

Martin Luther King Jr Blvd - 42,700 VPD

I49 - 62,000 VPD



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149 - 62,000 VPD



SITE



MLK JR BLVD - 42,700 VPD

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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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RETAIL ADVISORS