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



MAGEE SHELTON
PROPERTY MANAGER | AGENT
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mshelton@kelleycp.com



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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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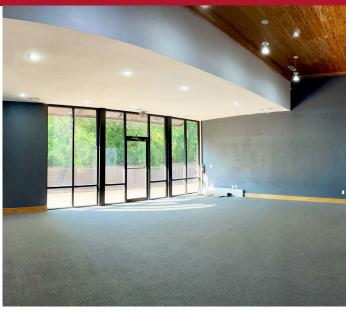


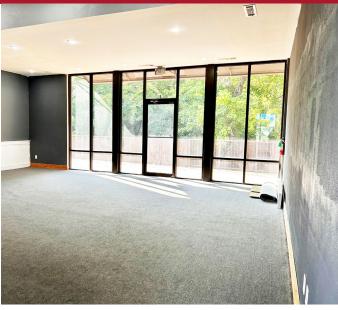
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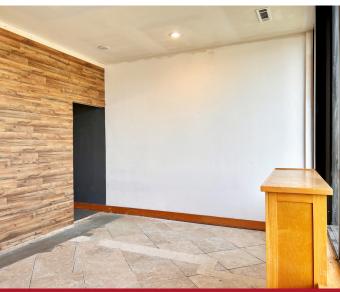


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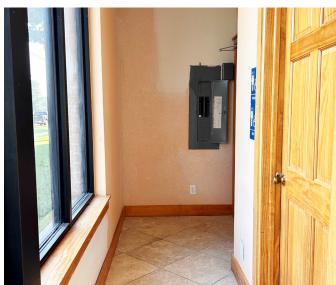








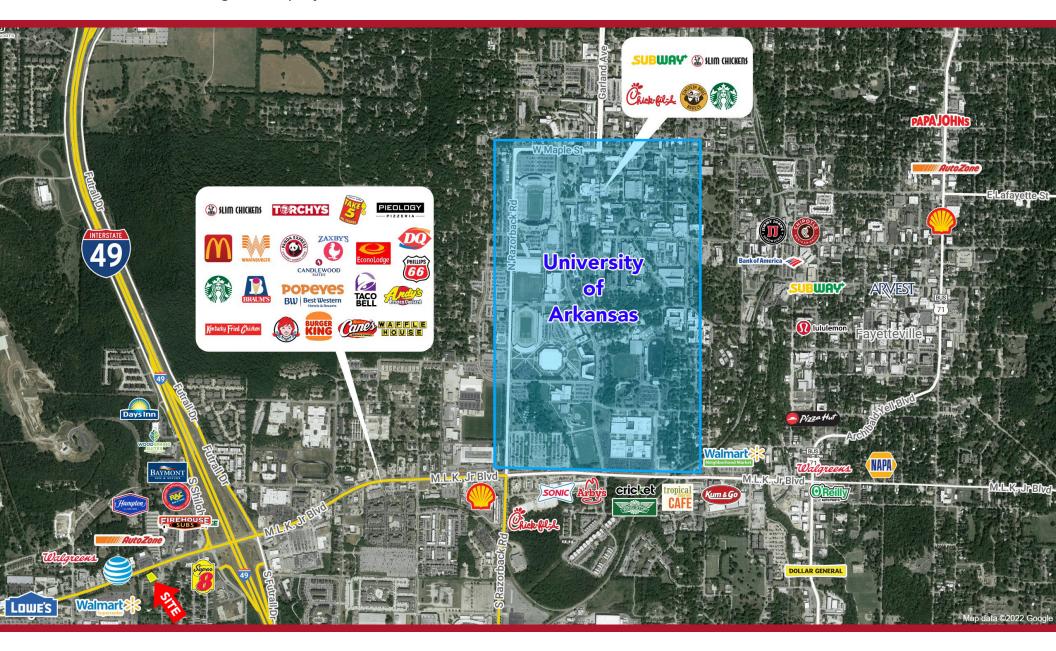




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### ABOUT KELLEY COMMERCIAL PARTNERS

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

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