

OFFICE/RETAIL SPACE FOR SALE

1722 N Gregg Ave | Fayetteville, AR 72703



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON

AGENT

O 479. | C 479.409.1366

mhairston@kelleycp.com

OFFICE/RETAIL SPACE FOR SALE

1722 N Gregg Ave | Fayetteville, AR 72703

AVAILABLE

±800 SF
±0.37 AC

PRICE

\$350,000

PROPERTY HIGHLIGHTS

- Near coffee shops, restaurants, the VA Medical Center, and the Fayetteville trail system
- Minutes from the University of Arkansas

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,092	70,688	113,959	235,156
AVERAGE HH INCOME	\$73,513	\$82,775	\$94,622	\$98,125
TOTAL HH	5,355	30,928	48,860	90,758

TRAFFIC COUNTS

N Gregg Ave - 10,000 VPD



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N Gregg Ave - 10,000 VPD

W Sycamore St - 3,500 VPD



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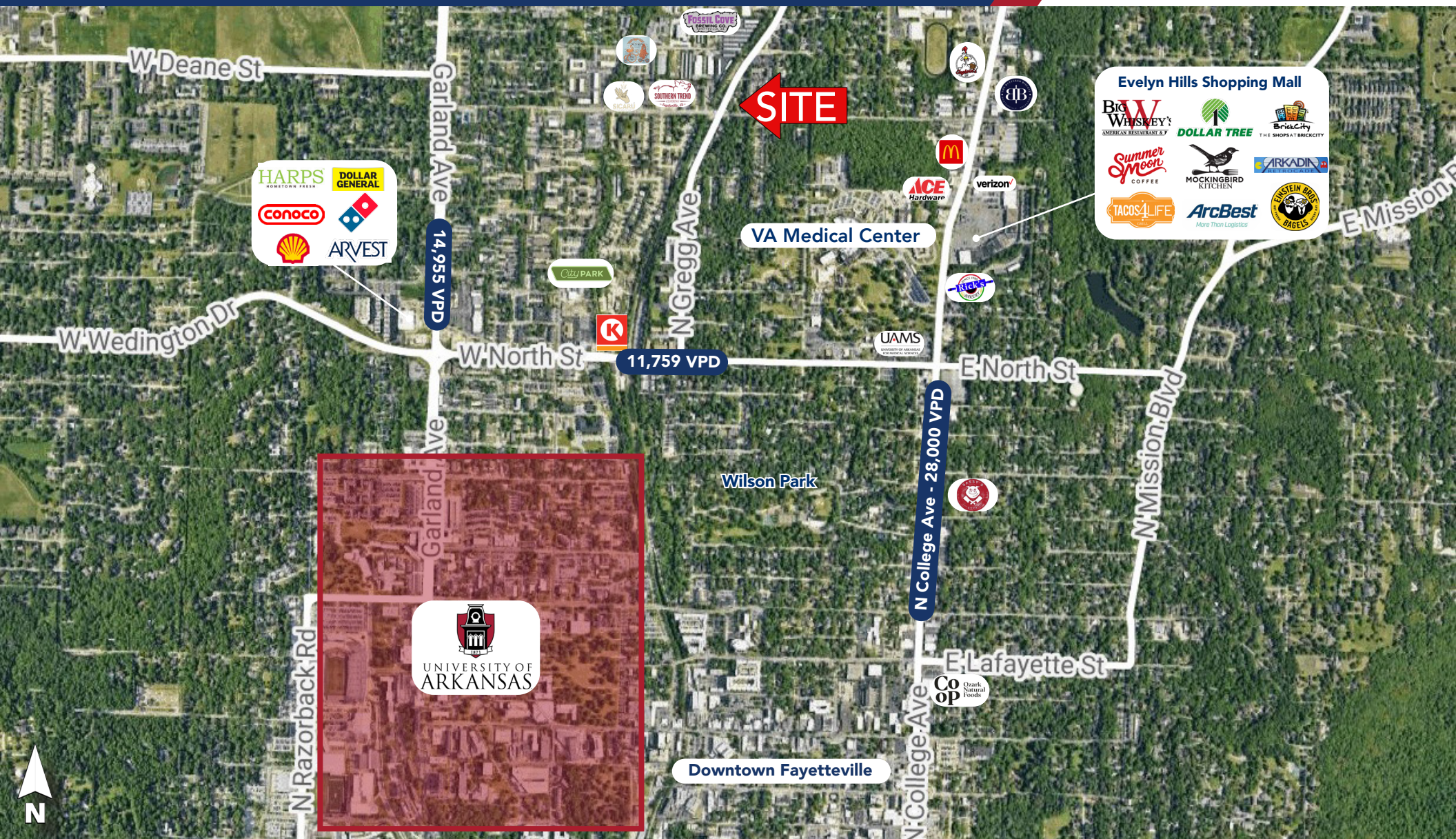
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ABOUT KELLEY COMMERCIAL PARTNERS

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.



JACKSON MOORE

AGENT

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jmoore@kelleycp.com



MATT STROM, CCIM

PARTNER | AGENT

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mstrom@kelleycp.com

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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RETAIL ADVISORS