



CUSHMAN &
WAKEFIELD



2ND GENERATION RESTAURANT SPACE

1 E CENTER STREET | FAYETTEVILLE, AR 72701

SUITE 160
2,516 ±SF



2,516 ±SF FOR LEASE

RESTAURANT SPACE IN DOWNTOWN FAYETTEVILLE

PROPERTY OVERVIEW

SUITE 160
2,516 ±SF



2,516 ±SF AVAILABLE
• 2nd generation restaurant space



LEASE RATE: \$26.00/SF NNN

**Located on the east side of
Fayetteville Square**



Excellent walkability & visibility



1E CENTER STREET | FAYETTEVILLE, AR

PROPERTY FLOORPLAN





LOCATION OVERVIEW



7

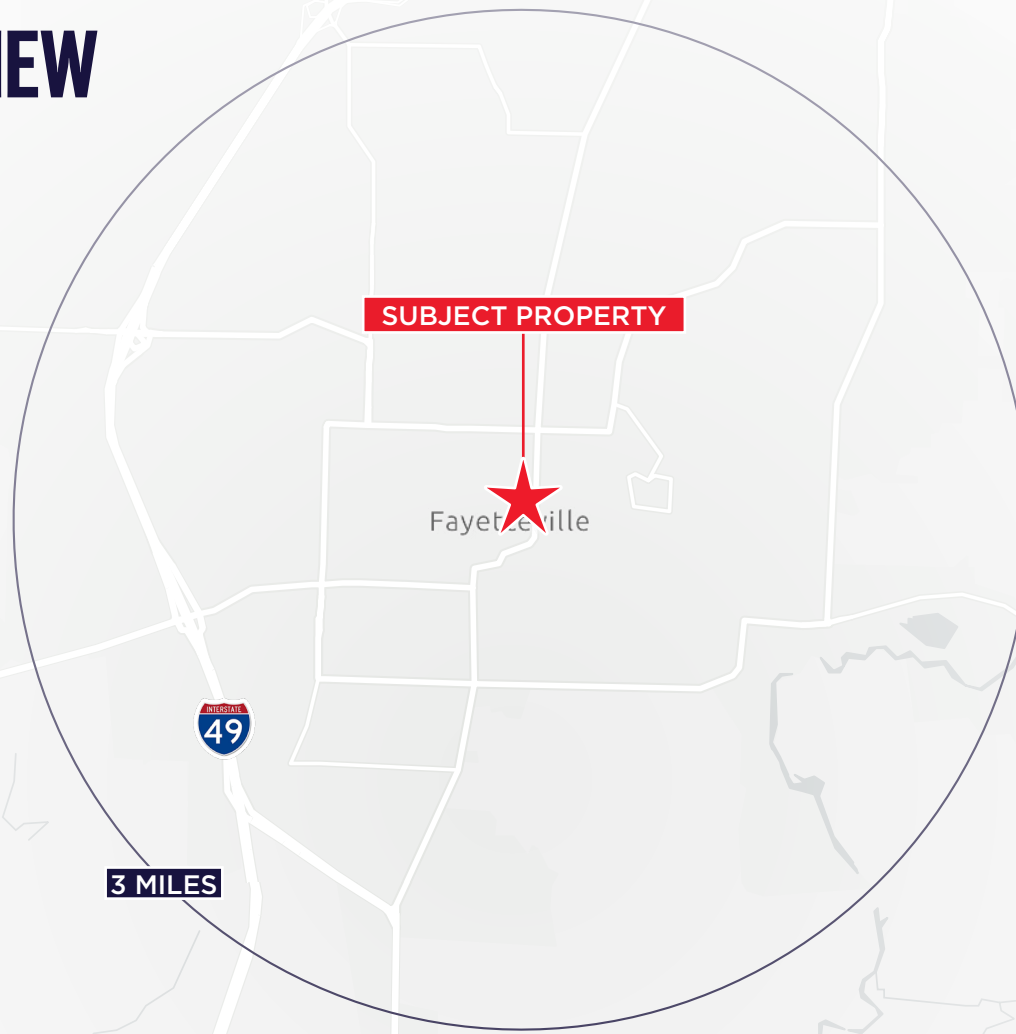
MINUTES TO I-49

25

MINUTES TO
PINNACLE HILLS

30

MINUTES TO
BENTONVILLE



3 MILES

DOWNTOWN FAYETTEVILLE

- Graduate Fayetteville
- Onyx Coffee Lab
- Hugo's
- Cheers at the OPO
- Riffraff
- Pinpoint
- UofA Global Campus
- City Supply
- Lululemon
- Gearhead Outfitters
- Guisinger Cocktail Club

ADDITIONAL AMENITIES (WITHIN A 3 MILE RADIUS)

- | | | | |
|--|----------------------------------|------------------------------------|---------------------|
| • University of Arkansas | • Walmart Supercenter | • Whataburger | • Hammontree's |
| • Walton Arts Center | • Harps Food Stores | • McDonald's | • The Ramble |
| • Donald W. Reynolds
Razorback Stadium | • Ozark Natural Foods | • Taco Bell | • Wood Stone Pizza |
| • Dickson Street
Entertainment District | • Walmart Neighborhood
Market | • Starbucks | • Tin Roof |
| • Puritan Coffee | • Walgreens | • George's Majestic
Lounge | • Mount Sequoyah |
| • Bud Walton Arena | • Chick-Fil-A | • Fayetteville Taco &
Tamale Co | • Moxy Fayetteville |
| • TheatreSquared | • Feed and Folly | • Theo's | • 7 Brew |
| • Taste of Thai | • Raising Canes | • Doe's Eat Place | • Lowe's |
| | • Slim Chickens | | • JJ's Grill |
| | | | • Bolder Coffee |

1E CENTER ST | FAYETTEVILLE, AR 72701



**CUSHMAN &
WAKEFIELD**



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PARTNERS

2ND GENERATION RESTAURANT SPACE

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