

OAK PLAZA

1200-1232 N Garland Ave, Fayetteville, AR 72703



PROPERTY DESCRIPTION

Position your business in the heart of a high traffic retail corridor with these well located retail/office spaces in the Oak Plaza shopping center. Layouts ideal for a variety of office, retail, or service based user. Conveniently located near the corner of N Garland Ave and W Wedington Dr, the property is approx. 1.2 miles from the University of Arkansas and just 1.5 miles from I-49, offering excellent accessibility for clients and employees alike. Situated directly across from the Harp's and surrounded by established tenants including Dollar General, Metro by T-Mobile, Lucky Luke's BBQ, and a Brazilian Jiu Jitsu, this location benefits from strong daily traffic and excellent visibility within a thriving neighborhood shopping center.

PROPERTY HIGHLIGHTS

- High traffic retail corridor location in the established Oak Plaza shopping center
- Ideal for office, retail, or service based users
- Flexible layouts to accommodate a variety of business types
- Strong co-tenancy helps drive consistent customer traffic

OFFERING SUMMARY

Lease Rate:	\$18 - 19 SF/yr (MG)
Available SF:	400 - 840 SF

SPACES	LEASE RATE	SPACE SIZE
1228 N Garland Ave	\$19.00 SF/yr	400 SF
1232 N Garland Ave	\$18.00 SF/yr	840 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,433	28,530	43,925
Total Population	16,227	69,282	106,786
Average HH Income	\$52,536	\$78,197	\$93,171

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

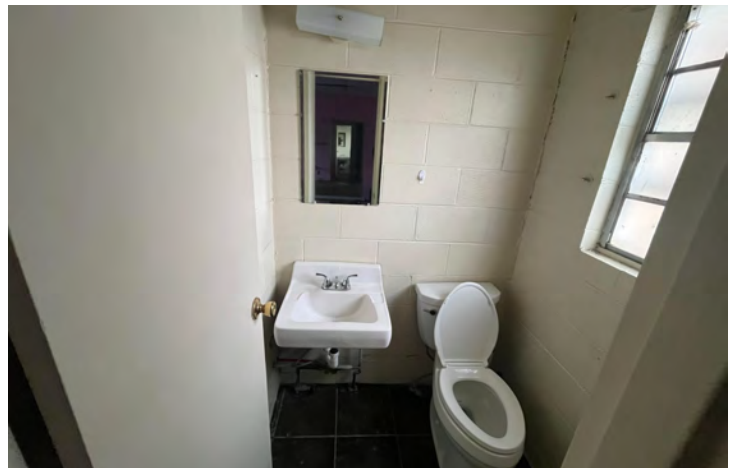
SALMONSEN GROUP
 Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712

RETAIL/OFFICE FOR LEASE

1228 N GARLAND PHOTOS

1200-1232 N Garland Ave, Fayetteville, AR 72703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

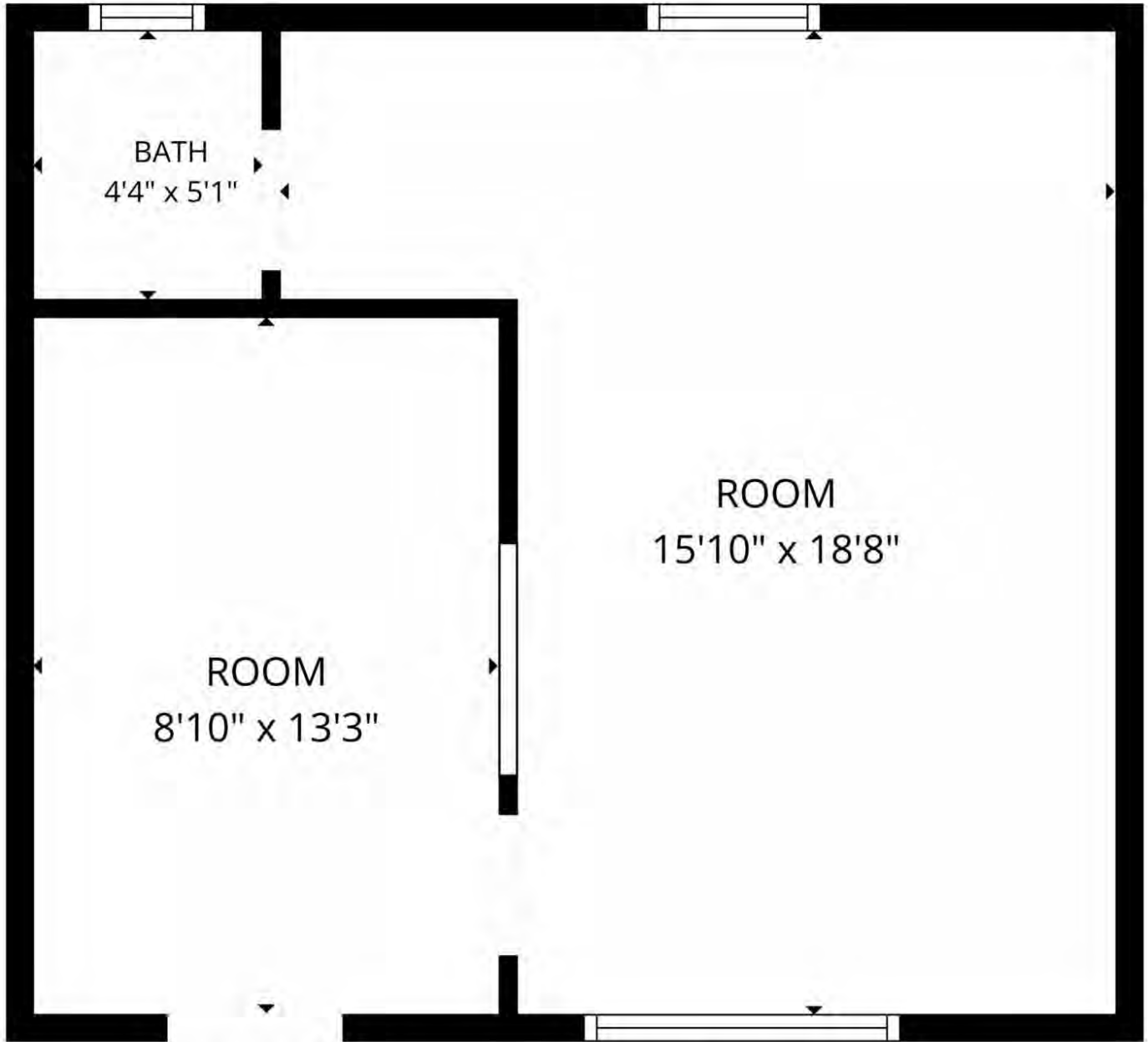
Each Office Independently Owned and Operated salmonsengroup.com

RETAIL/OFFICE FOR LEASE



1228 N GARLAND FLOORPLAN

1200-1232 N Garland Ave, Fayetteville, AR 72703



1228 N Garland Ave: +/- 400 SF

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

RETAIL/OFFICE FOR LEASE

1232 N GARLAND PHOTOS

1200-1232 N Garland Ave, Fayetteville, AR 72703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

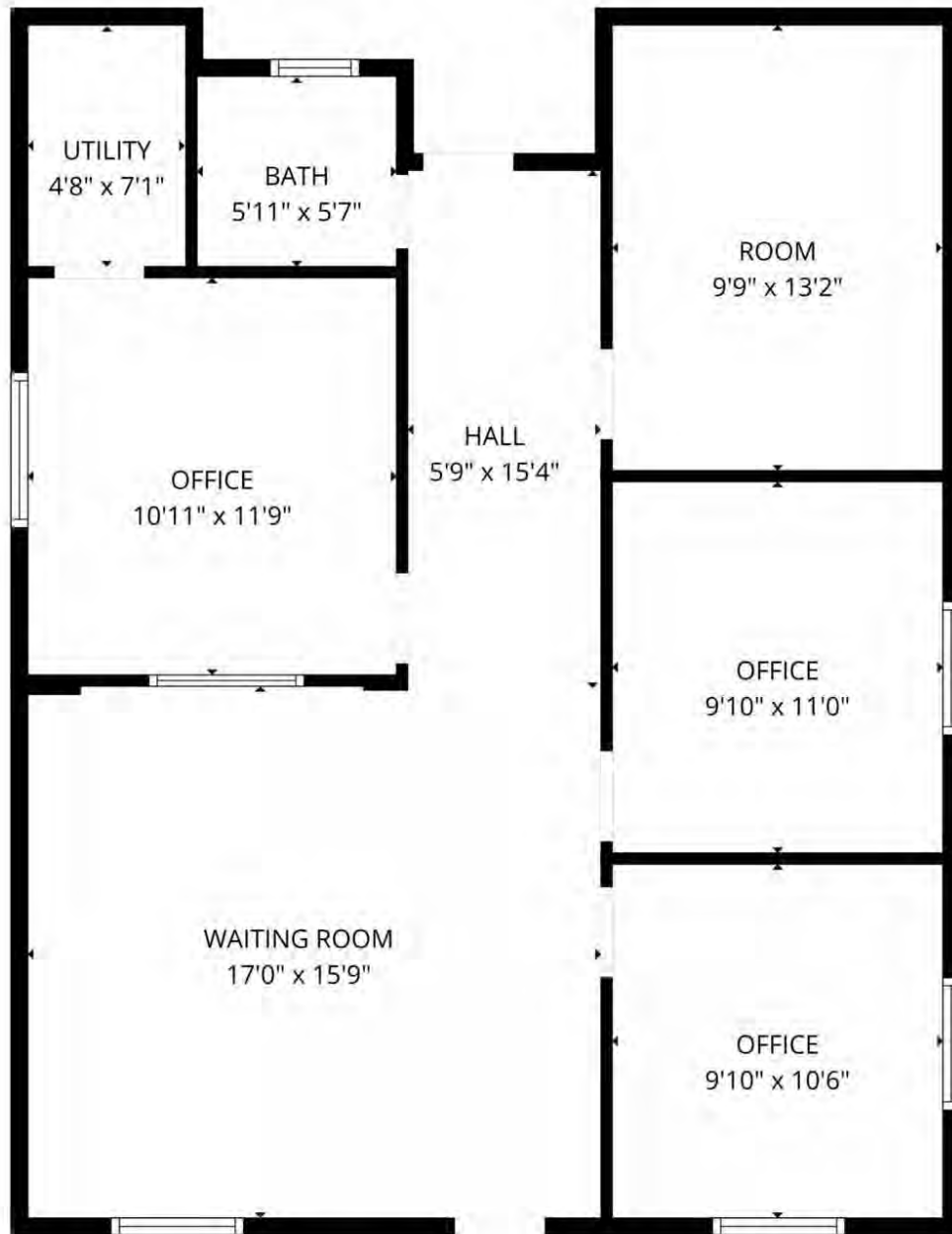
SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

1232 N GARLAND FLOORPLAN

1200-1232 N Garland Ave, Fayetteville, AR 72703



1232 N Garland Ave: +/- 840 SF

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

RETAIL/OFFICE FOR LEASE



OAK PLAZA

1200-1232 N Garland Ave, Fayetteville, AR 72703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

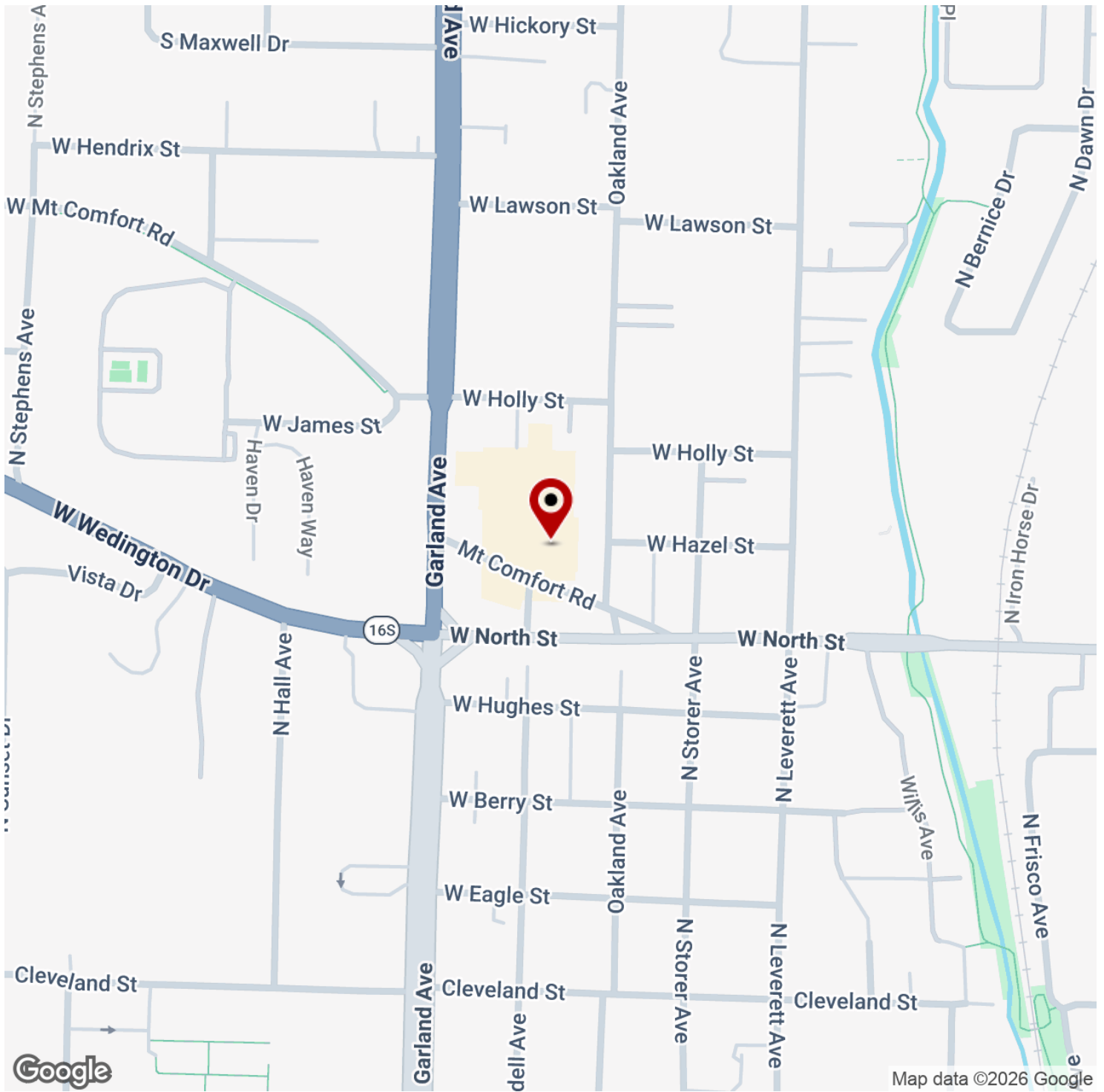
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com



OAK PLAZA

1200-1232 N Garland Ave, Fayetteville, AR 72703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

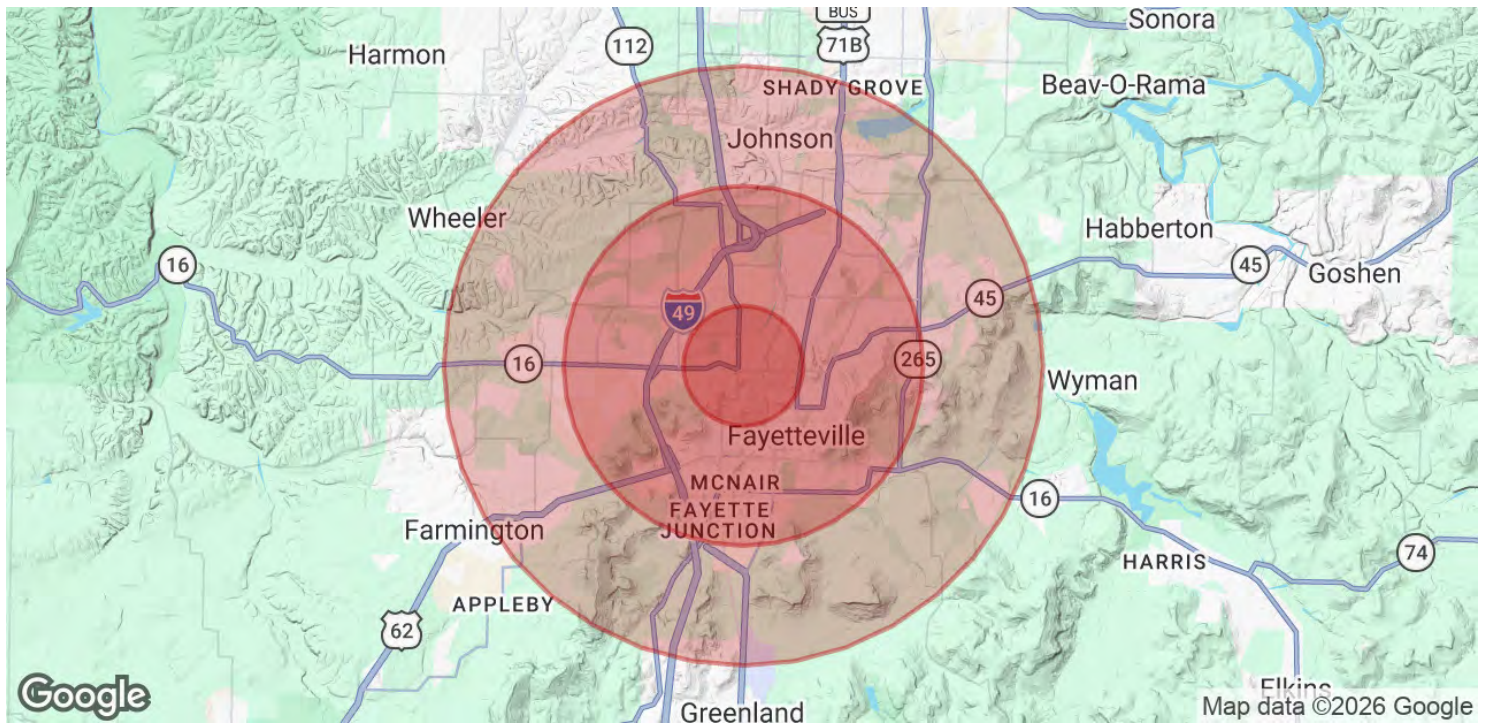
SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712



OAK PLAZA

1200-1232 N Garland Ave, Fayetteville, AR 72703



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,227	69,282	106,786
Average Age	24.8	30.2	33.0
Average Age (Male)	25.6	30.4	32.6
Average Age (Female)	24.2	31.0	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,433	28,530	43,925
# of Persons per HH	3.0	2.4	2.4
Average HH Income	\$52,536	\$78,197	\$93,171
Average House Value	\$403,131	\$342,816	\$349,261

2023 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
 Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712