



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



4280 W MLK JR BLVD - FAYETTEVILLE, AR 72704

OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	4,556 SF
Price / SF:	\$438.98
Lot Size:	2.20 +/- AC
Zoning:	Urban Thoroughfare

PROPERTY HIGHLIGHTS

- Building features beautiful windows wrapped around a large dining area or showroom.
- Vent hoods, grease trap, & walk-in cooler installed.
- Kitchen equipment and restaurant furnishings negotiable.
- Lot includes drive-thru & 65 parking spaces.
- Adjacent to Club Car Wash with 37,000 CPD along Hwy 62.

PROPERTY OVERVIEW

Rare opportunity to own prime real estate in west Fayetteville. Building is currently finished out for a restaurant, but has potential to be remodeled to suit multiple other uses. With frontage along Hwy 62, property is minutes from I-49, the U of A, and Farmington.



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



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JOHN L COLBERT MIDDLE SCHOOL

KESSLER MOUNTAIN REGIONAL PARK

NATIONAL C-STORE UNDER CONTRACT



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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,432	39,859	83,048
Average Age	34	32	33
Average Age (Male)	33	31	33
Average Age (Female)	35	33	34

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,339	15,176	32,964
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$96,987	\$84,635	\$85,459
Average House Value	\$233,829	\$311,035	\$333,874

Demographics data derived from AlphaMap

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