

**FOR SALE**



**FOR SALE**

# FAYETTEVILLE OFFICE BUILDINGS

## Property Highlights

- **Sale Price: \$2,250,000**
- 9,714 SF available across two buildings
  - 4209 N Frontage Road: 6,071 ± SF
  - 4225 N Frontage Road: 3,643 ± SF
- Approximately 1.2 ± acres combined on both lots
- Two parcels that can be purchased together or separately
- Zoning: C-2
- Ideal for owner-user or investors
- Located in one of Fayetteville's most sought after business corridor
- 200' of frontage on N College Ave (Highway 71B)
- Prime location near Walmart Supercenter, Home Depot, Malco Razorback Theatre, Lowe's, plus numerous retailers and restaurants

For more information, please contact:

### **Cole Baldwin**

501 410 2476  
cbaldwin@sagepartners.com

### **Johnny Galloway**

713 203 5491  
jgalloway@sagepartners.com

**479 845 3000**  
**sagepartners.com**

\*information deemed reliable but not guaranteed

# SITE PLAN 4209 & 4225 FRONTAGE ROAD | FAYETTEVILLE, AR



71B

49,000  
VEHICLES  
PER DAY



N COLLEGE AVE

4225

4209

SUPERIOR  
AUTOMOTIVE GROUP  
BUICK  
GMC

N FRONTAGE ROAD

3,643 ± SF BUILDING  
0.536 ± ACRES

6,071 ± SF BUILDING  
0.654 ± ACRES  
[\(CLICK TO VIEW VIRTUAL TOUR\)](#)

Chick-fil-A

71B

