

3956 STEELE BLVD, FAYETTEVILLE, AR

RETAIL SPACE FOR LEASE

TYLER GURGANUS
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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
5512 W WALSH LN, 201, ROGERS
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EXECUTIVE SUMMARY

3956 Steele Boulevard presents a rare opportunity in the heart of North Fayetteville's established retail corridor. The project offers flexible retail suites ranging from approximately 2,500-12,000 divisible square feet, allowing the property to accommodate restaurants, fitness concepts, wellness users, specialty retailers and other high traffic destinations. Positioned between Malco Razorback Cinema and Academy Sports + Outdoors, the site benefits from strong surrounding retail, signalized access and excellent visibility along Steele Boulevard. The property is surrounded by major national retailers, including Walmart, Target, Kohl's, Home Depot and Whole Foods, with convenient connectivity to Joyce Boulevard, College Avenue, Fulbright Expressway and Interstate 49. Modern storefront concepts, multiple configuration options and a central location within Fayetteville's primary retail trade area make this an exceptional opportunity for brands seeking a highly accessible location in one of Northwest Arkansas' fastest growing markets.

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PROPERTY HIGHLIGHTS

SQUARE FEET: 2,500 TO 12,000 SF • DIVISIBLE

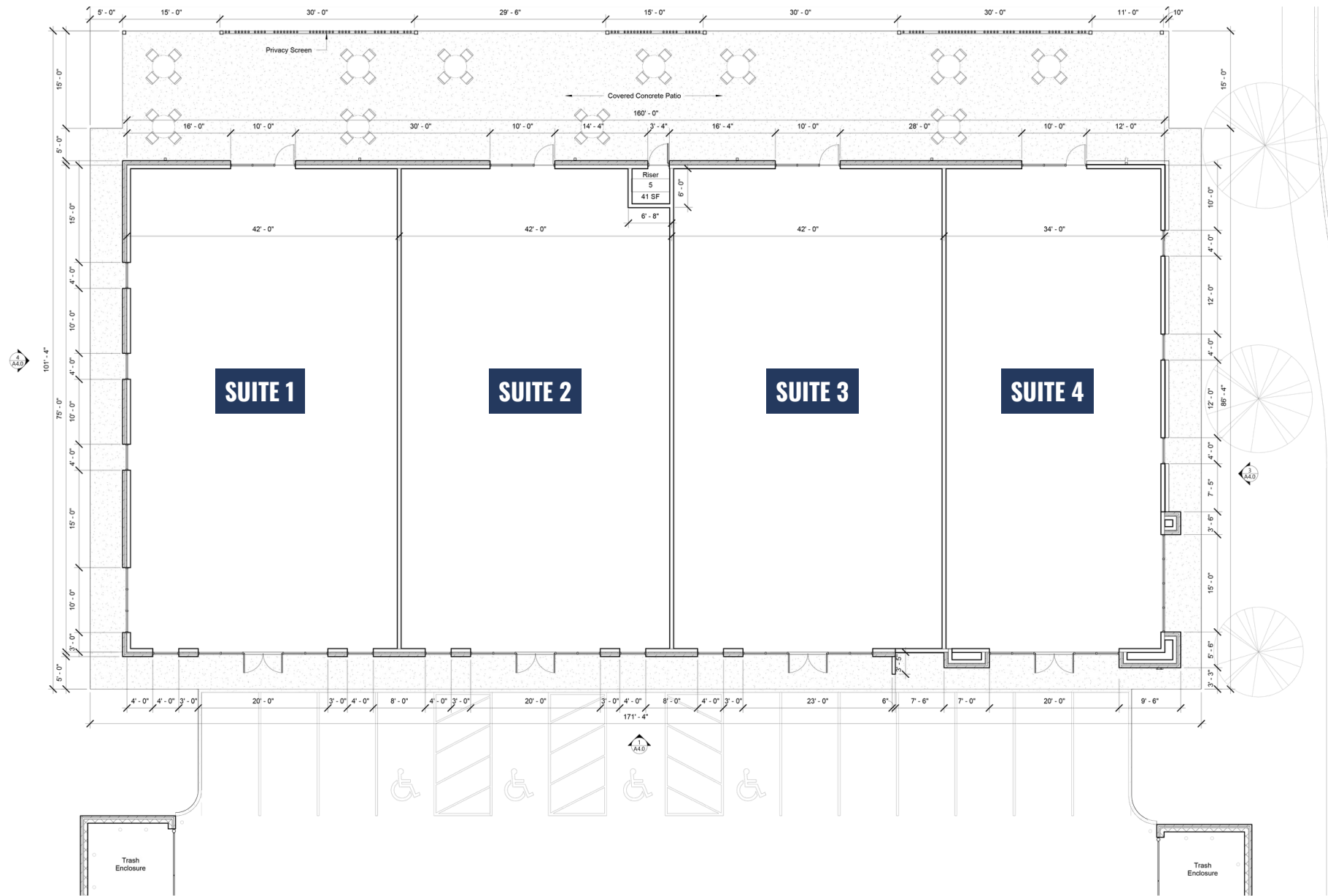
PATIO SPACE: ±3,350 SF

EST DELIVERY: Q3 - Q4 2027

ASKING RATE: NEGOTIABLE

LEASE TYPE: NNN

FLOOR PLAN

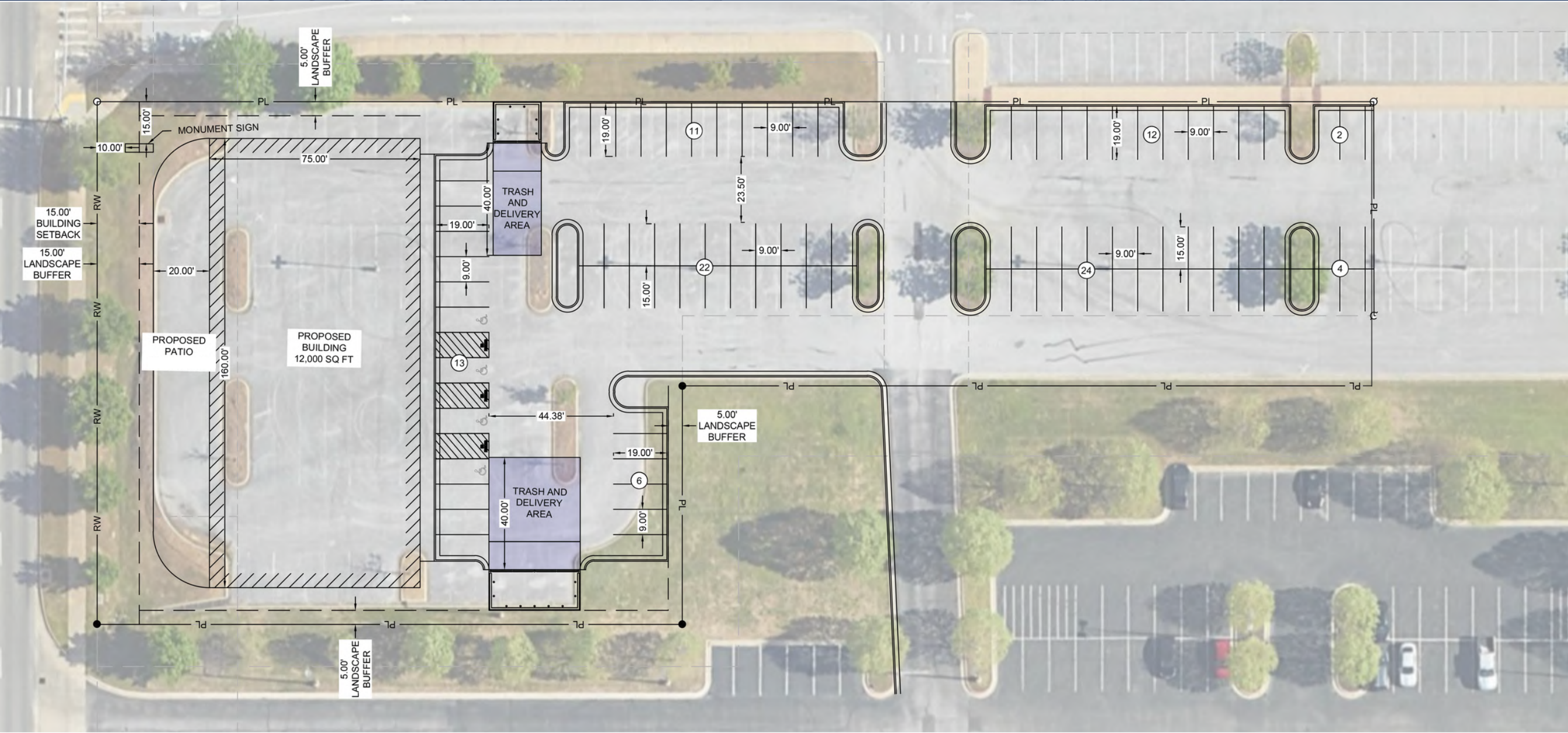


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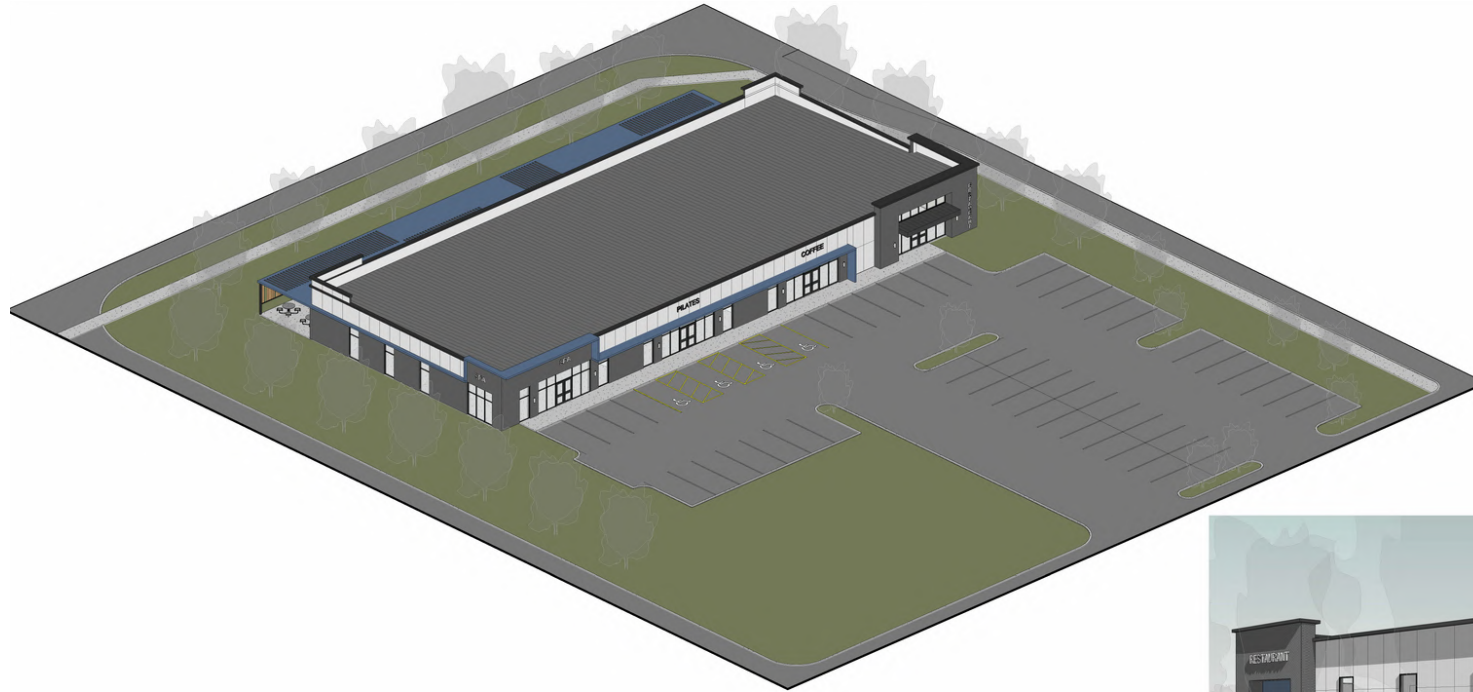
SITE PLAN



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CONCEPT RENDERINGS



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CONCEPT RENDERINGS



AERIAL VIEW



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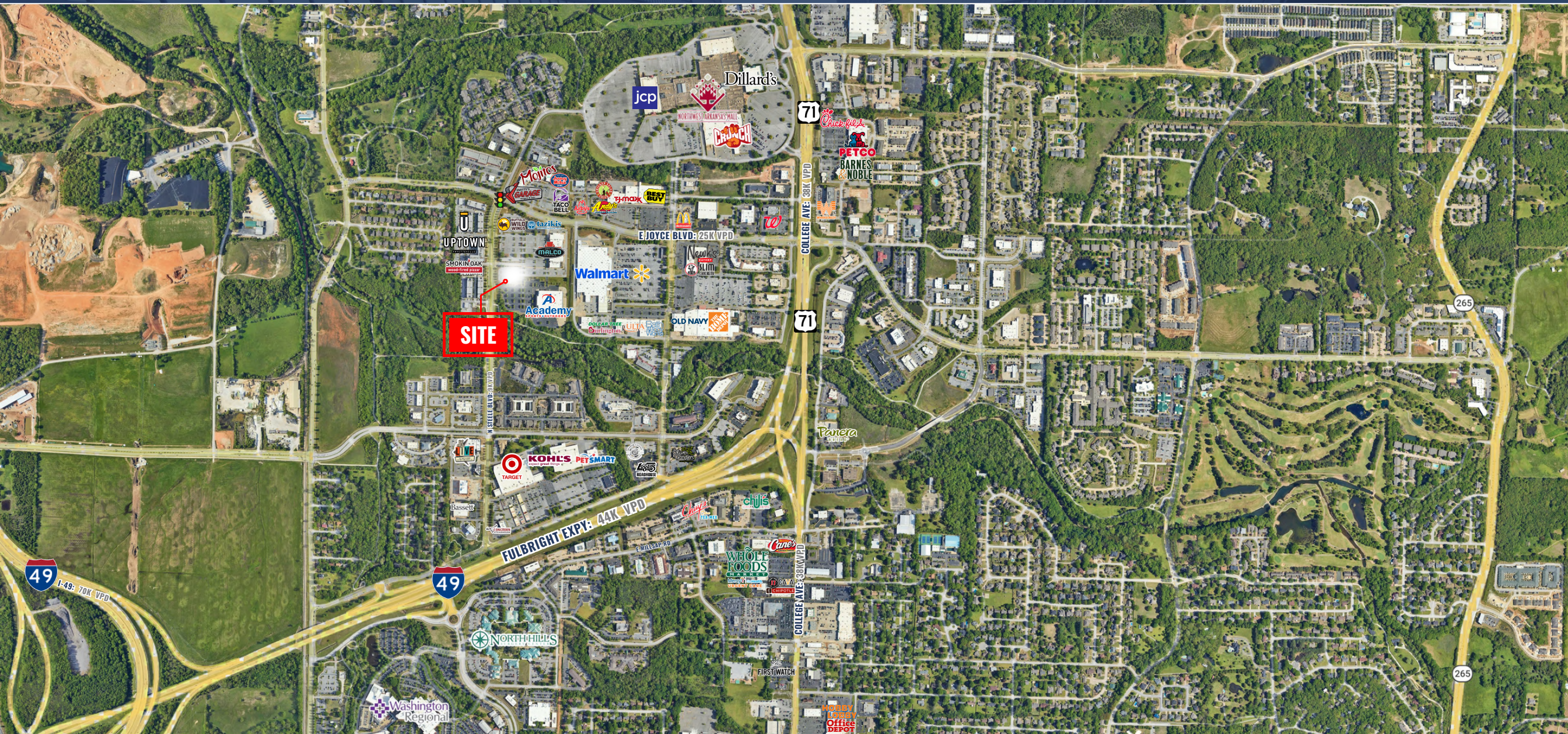
AERIAL VIEW



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AERIAL MAP VIEW



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CONTACT US



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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