

±2,840 SF OFFICE SPACE FOR LEASE

1925 N COLLEGE AVE

FAYETTEVILLE, AR 72703

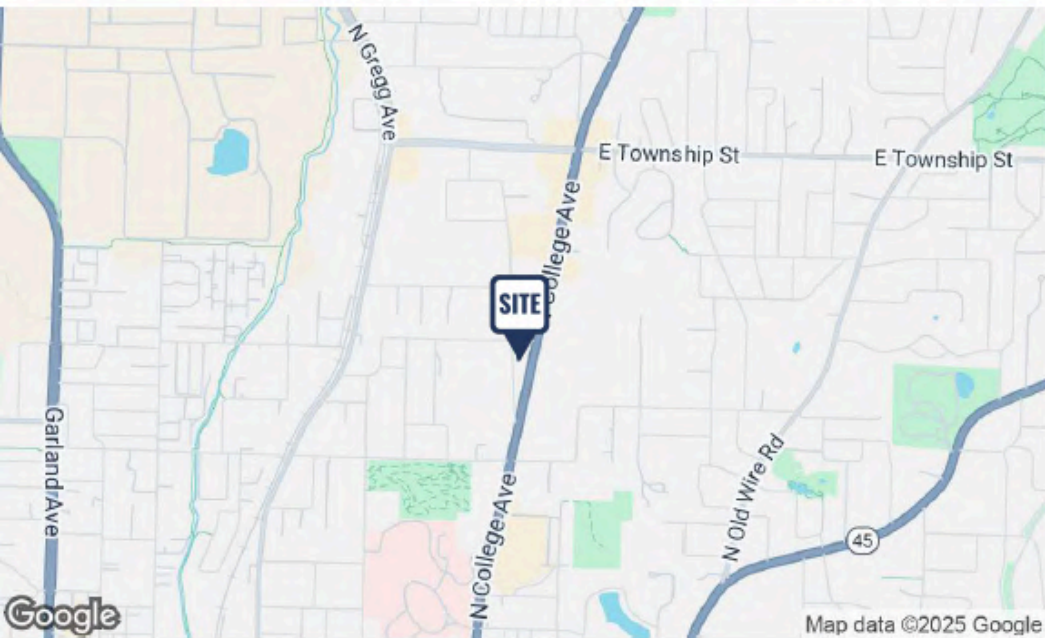


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SITE OVERVIEW | FLOOR PLAN



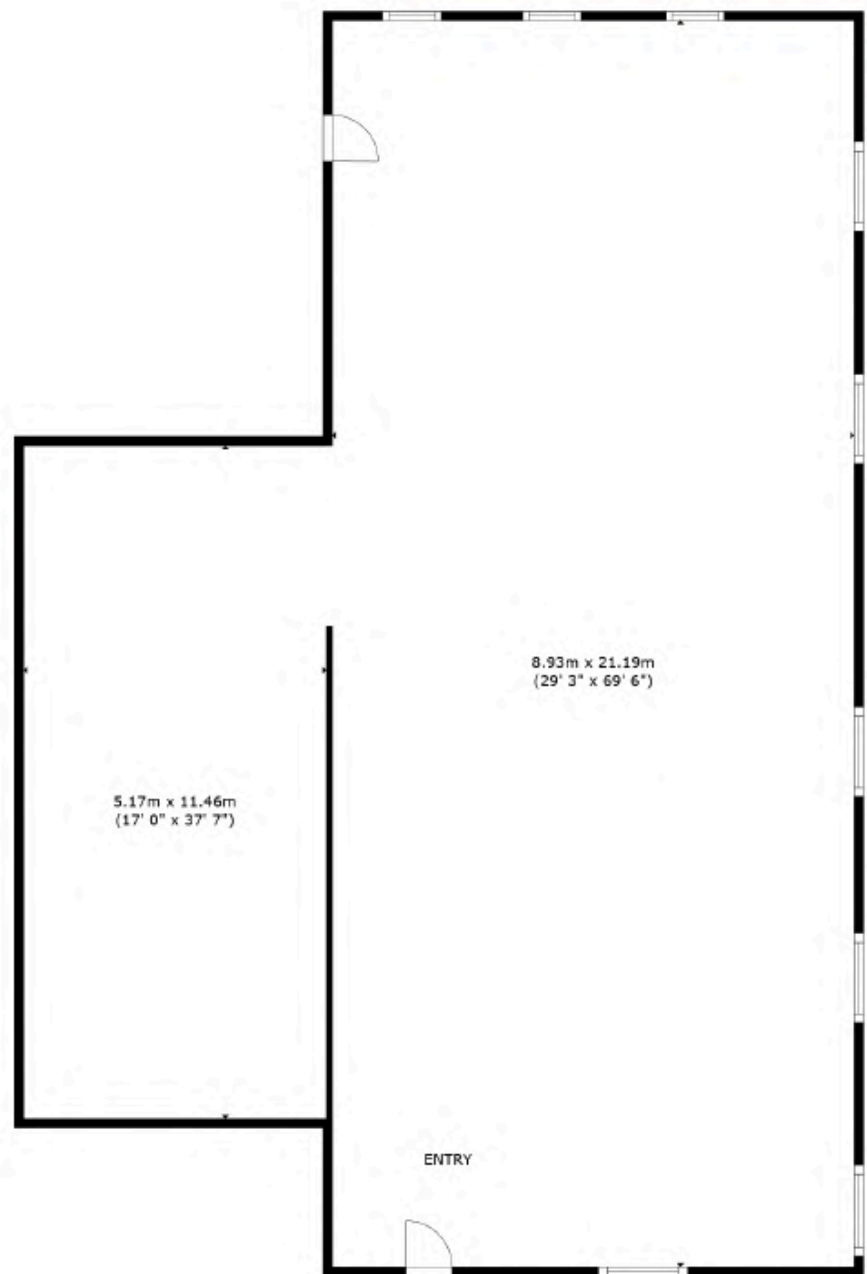
VIRTUAL TOUR

PROPERTY DESCRIPTION

- Multiple Ingress/Egress Points
- Prominent Location along College Avenue
- Ample Parking
- Windows for natural light
- Shell Space Ready for Buildout

SITE OVERVIEW

AVAILABLE	±2,840 SF
ASKING RENT	\$24.00 PSF
RENT TYPE	NNN



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SITE PHOTOS

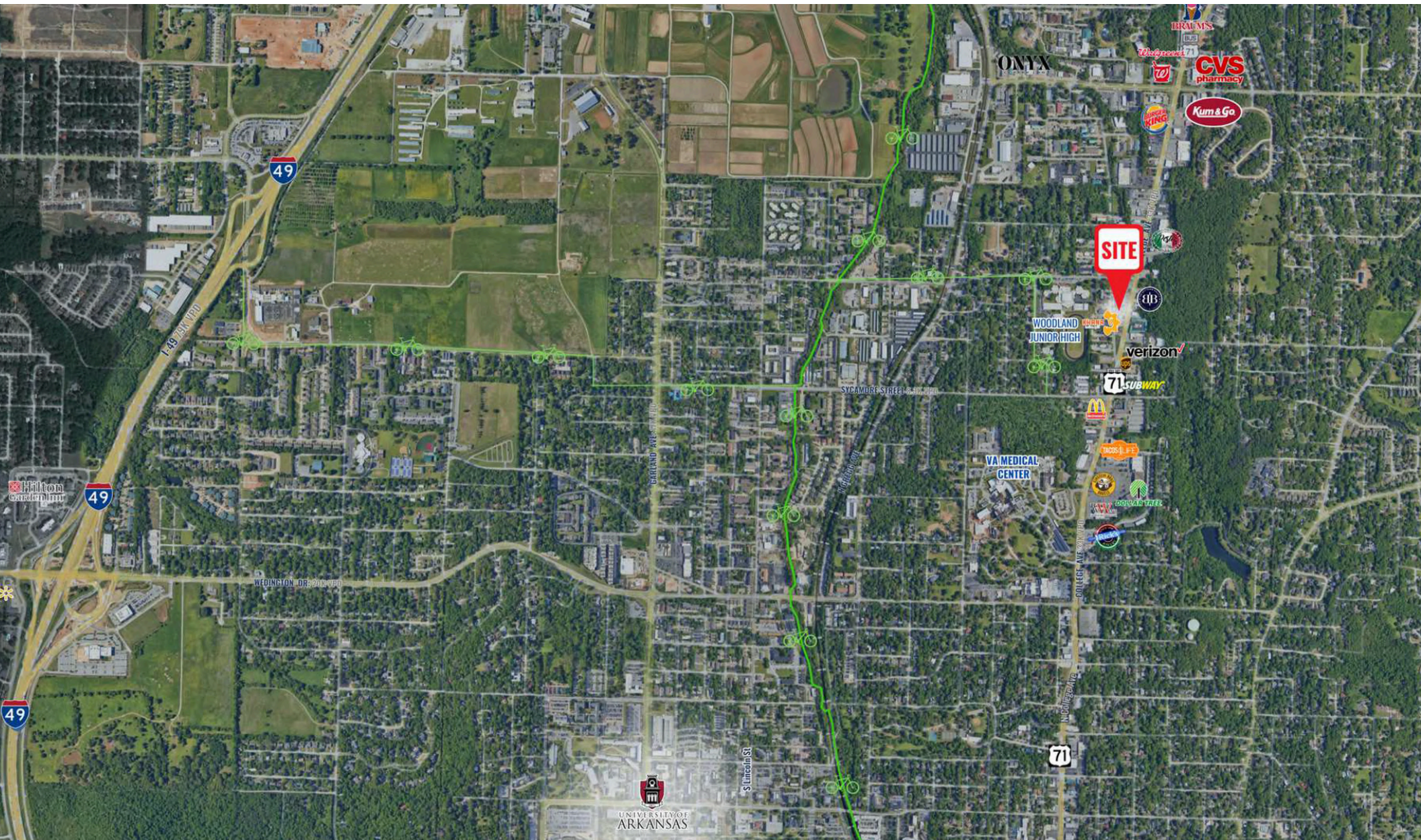


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AERIAL VIEW



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	237	908	8,943
AVERAGE AGE	39	40	35
AVERAGE AGE (MALE)	39	39	35
AVERAGE AGE (FEMALE)	39	40	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	104	399	4,328
# OF PERSONS PER HH	2.3	2.3	2.1
AVERAGE HH INCOME	\$105,286	\$111,192	\$86,993
AVERAGE HOUSE VALUE	\$379,059	\$370,455	\$260,020