

# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701



**JORDAN JETER, CCIM**

PARTNER | AGENT

☎ 479.695.8265 | 📠 501.350.7388

[jjeter@kelleycp.com](mailto:jjeter@kelleycp.com)

**MATTHEW HAIRSTON**

AGENT

☎ 479.445.6346 | 📠 479.409.1366

[mhairston@kelleycp.com](mailto:mhairston@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701

## AVAILABLE

Basement ±2,693 SF

## PRICE

\$20 PSF | NNN

## COMMENTS

- Meticulously renovated trophy property located on the beautiful downtown Fayetteville Square.
- Located within walking distance to popular shopping and dining options, government offices including the courthouse, Dickson entertainment district, and Fayetteville's premier hotel, The Graduate.
- Across from Block Street Records and Hugo's.
- Perfect for Retail such as clothing boutique, hair salon, gift shop, or speakeasy/bar.
- The space can also be used for a Restaurant.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	13,152	56,683	93,972	57,048
AVERAGE HH INCOME	\$39,955	\$58,515	\$71,183	\$59,975
TOTAL HH	5,859	24,608	39,960	24,734

## TRAFFIC COUNTS

College Ave - 22,000 VPD

Center St - 11,000 VPD

Dickson St - 9,000 VPD



### JORDAN JETER, CCIM

PARTNER | AGENT

☎ 479.695.8265 | 📠 501.350.7388

[jjeter@kelleycp.com](mailto:jjeter@kelleycp.com)

### MATTHEW HAIRSTON

AGENT

☎ 479.445.6346 | 📠 479.409.1366

[mhairston@kelleycp.com](mailto:mhairston@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701



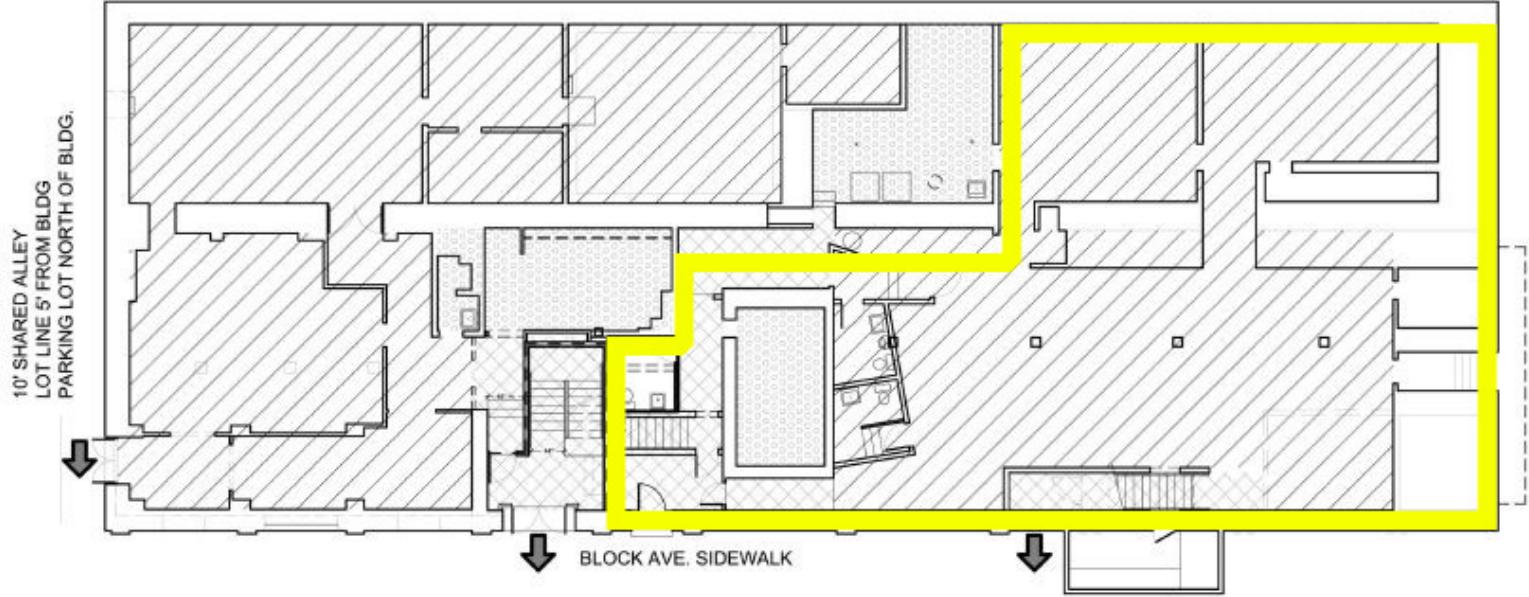
**JORDAN JETER, CCIM**  
PARTNER | AGENT  
☎ 479.695.8265 | 📠 501.350.7388  
jjeter@kelleycp.com

**MATTHEW HAIRSTON**  
AGENT  
☎ 479.445.6346 | 📠 479.409.1366  
mhairston@kelleycp.com



# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701



**JORDAN JETER, CCIM**  
PARTNER | AGENT  
☎ 479.695.8265 | 📠 501.350.7388  
jjeter@kelleycp.com

**MATTHEW HAIRSTON**  
AGENT  
☎ 479.445.6346 | 📠 479.409.1366  
mhairston@kelleycp.com



# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701



**JORDAN JETER, CCIM**

PARTNER | AGENT

☎ 479.695.8265 | 📠 501.350.7388

[jjeter@kelleycp.com](mailto:jjeter@kelleycp.com)

**MATTHEW HAIRSTON**

AGENT

☎ 479.445.6346 | 📠 479.409.1366

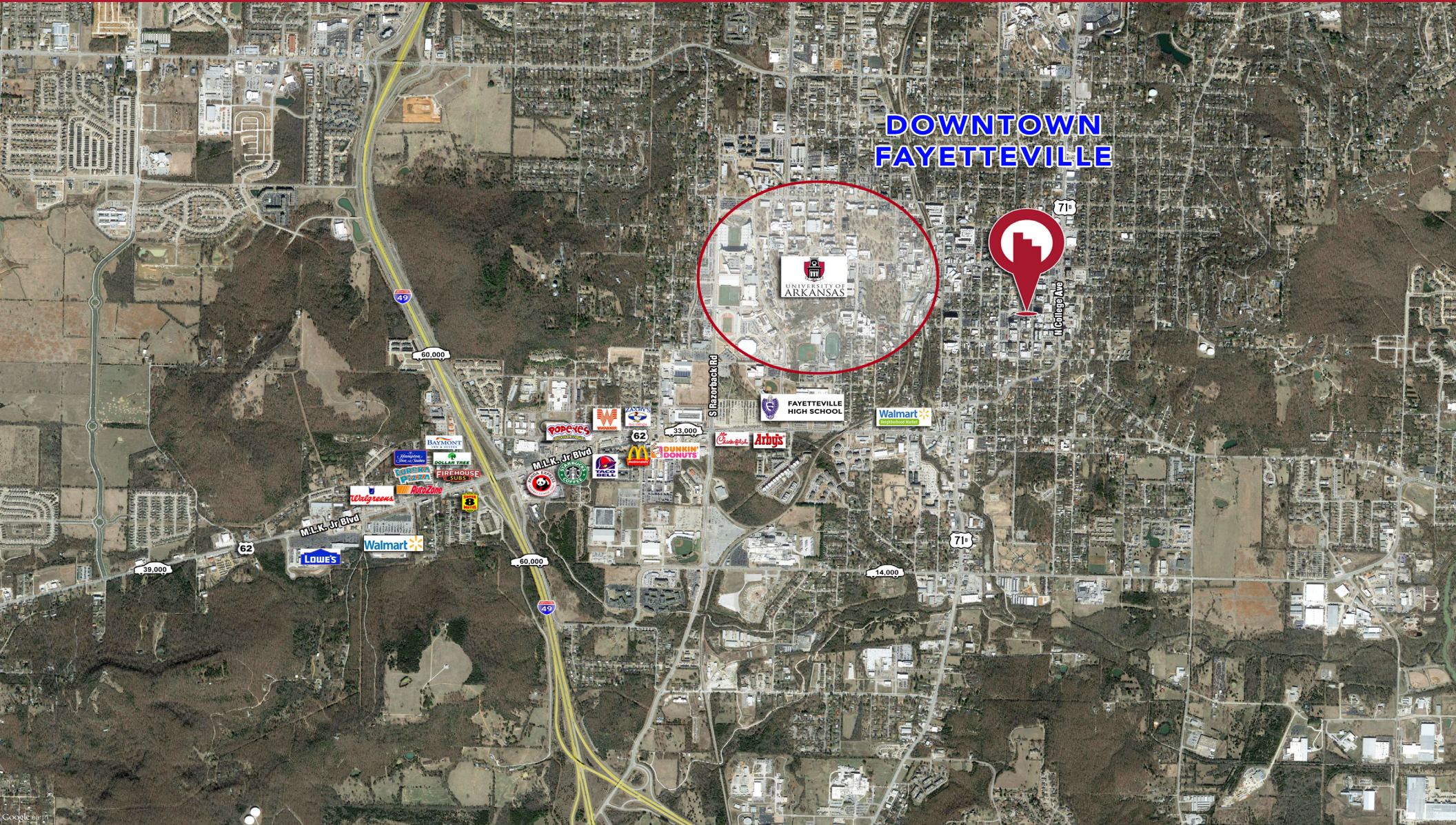
[mhairston@kelleycp.com](mailto:mhairston@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# BASEMENT/OFFICE SPACE FOR LEASE

26 W Center St | Fayetteville, AR 72701



**JORDAN JETER, CCIM**  
PARTNER | AGENT  
☎ 479.695.8265 | 📠 501.350.7388  
jjeter@kelleycp.com

**MATTHEW HAIRSTON**  
AGENT  
☎ 479.445.6346 | 📠 479.409.1366  
mhairston@kelleycp.com



## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



### JORDAN JETER, CCIM

PARTNER | AGENT

📞 479.695.8265 | 📠 501.350.7388

[jjeter@kelleycp.com](mailto:jjeter@kelleycp.com)



### MATTHEW HAIRSTON

AGENT

📞 479.445.6346 | 📠 479.409.1366

[mhairston@kelleycp.com](mailto:mhairston@kelleycp.com)

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



KELLEY COMMERCIAL  
PARTNERS

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

CHAINLINKS  
RETAIL ADVISORS