

OFFICE/RETAIL BUILDING FOR LEASE

4155 N STEELE BLVD



OFFERING SUMMARY

Available Space:

Suite 6 1,750 SF

Lease Rate \$14.00 SF/yr (NNN)

Traffic Count: Joyce Blvd - 27,000 VPD
Steele Blvd - 8,000 VPD

PROPERTY HIGHLIGHTS

- Located near the NWA Mall just off Joyce Blvd
- Surrounded by national retailers including Fuzzy's Taco Shop, Buffalo Wild Wings, McAlister's Deli, Party City and many more
- Affordable lease rate in North Fayetteville
- Surrounded by over 800+ multi-family units in the immediate area including Uptown Fayetteville, Watermark @ Steele Crossing, and The Reserve.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	3,459	39,973	136,906
Average HH Income	\$79,950	\$86,426	\$73,798
Daytime Population	10,039	45,277	119,788



Newmark

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Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

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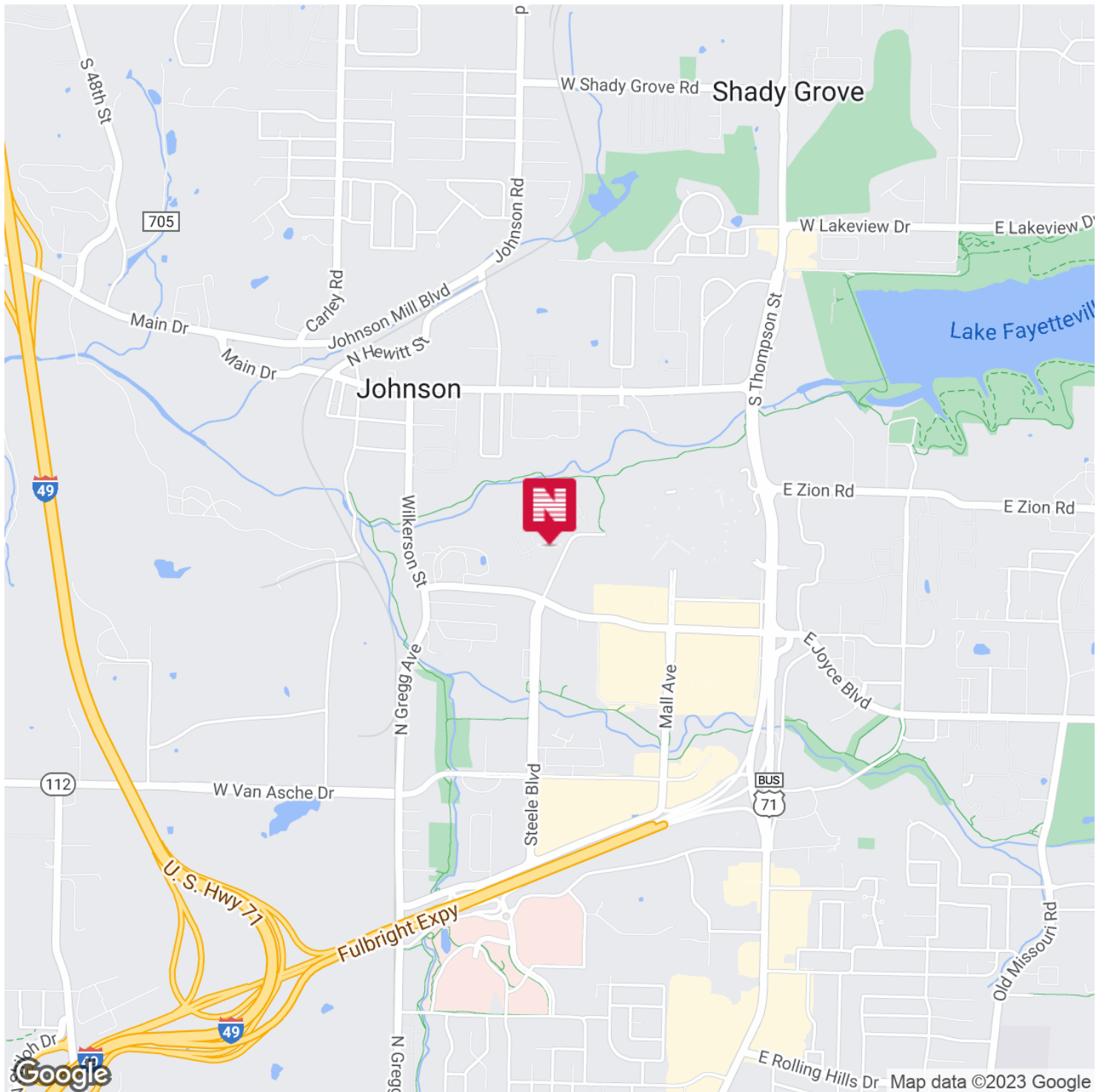
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