

JUST LISTED!

INCREDIBLE +/- 1.5-ACRE COMMERCIAL PARCEL!

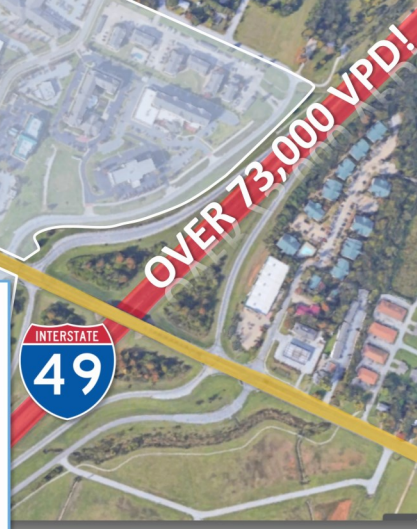
PRIME LOCATION WITH +/- 210' OF MAJOR ROAD FRONTAGE!



**YOUR
BUSINESS
HERE!**



OVER 29,500 VPD!
W. Wedington Drive



4041 W. WEDINGTON DRIVE, FAYETTEVILLE, AR 72704

This is a fantastic opportunity to capture 1.5 Acres of premier commercial land with almost 210' of major road frontage in one of the fastest growing market centers in the country, Fayetteville Arkansas! This property is situated on West Wedington Drive, one of the busiest roads in Fayetteville, with over 21,000 vehicles passing by this location every day and would be perfect for a large medical center, professional offices, restaurant space, and so much more! Act now as this rare offering will not last long!

OFFERED AT **\$675,000**



KW COMMERCIAL
3501 NE 11th Street, Suite 5
Bentonville, AR 72712



TIMOTHY SALMONSEN
Executive Broker - Commercial Director
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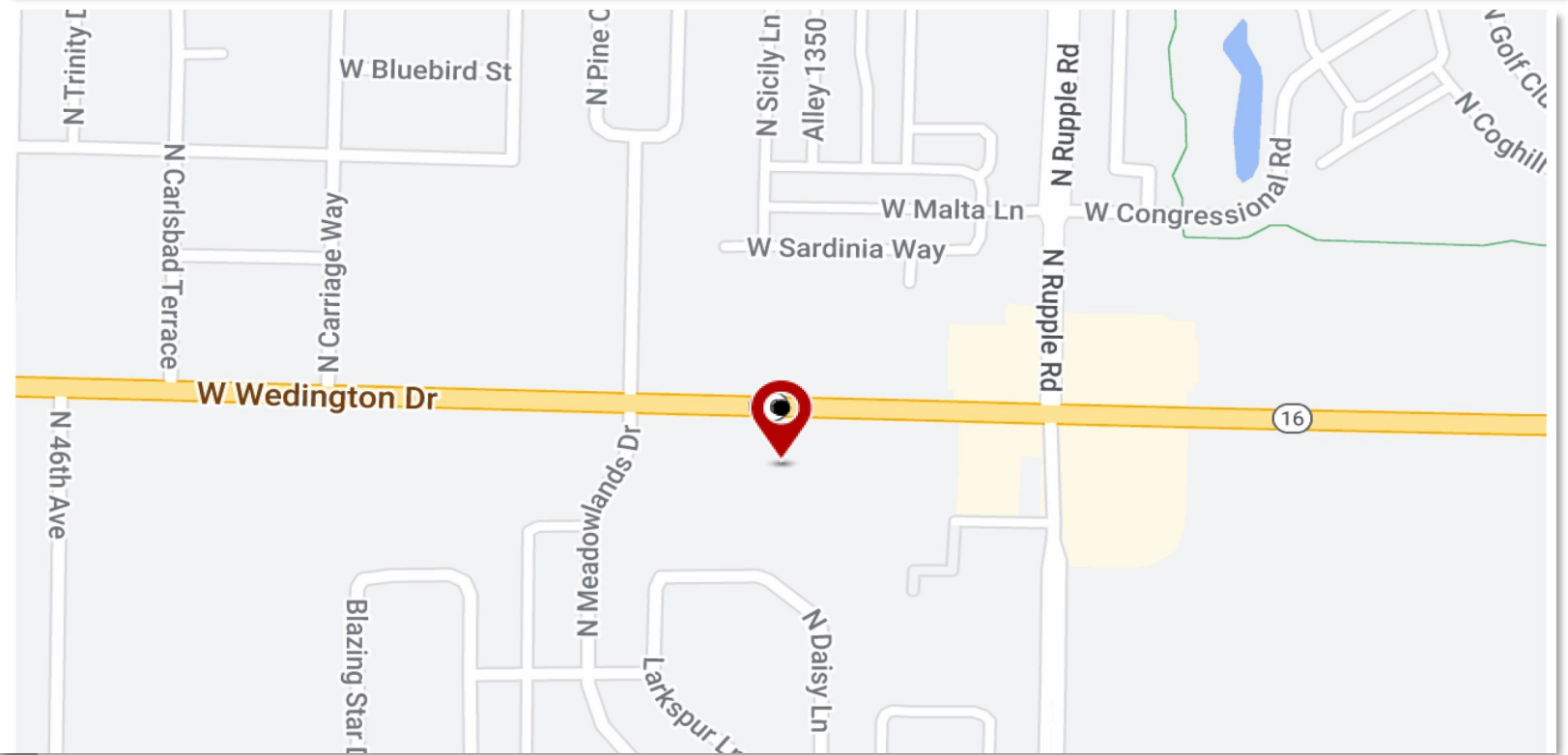


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MLS # 1188433

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PROPERTY PHOTOS

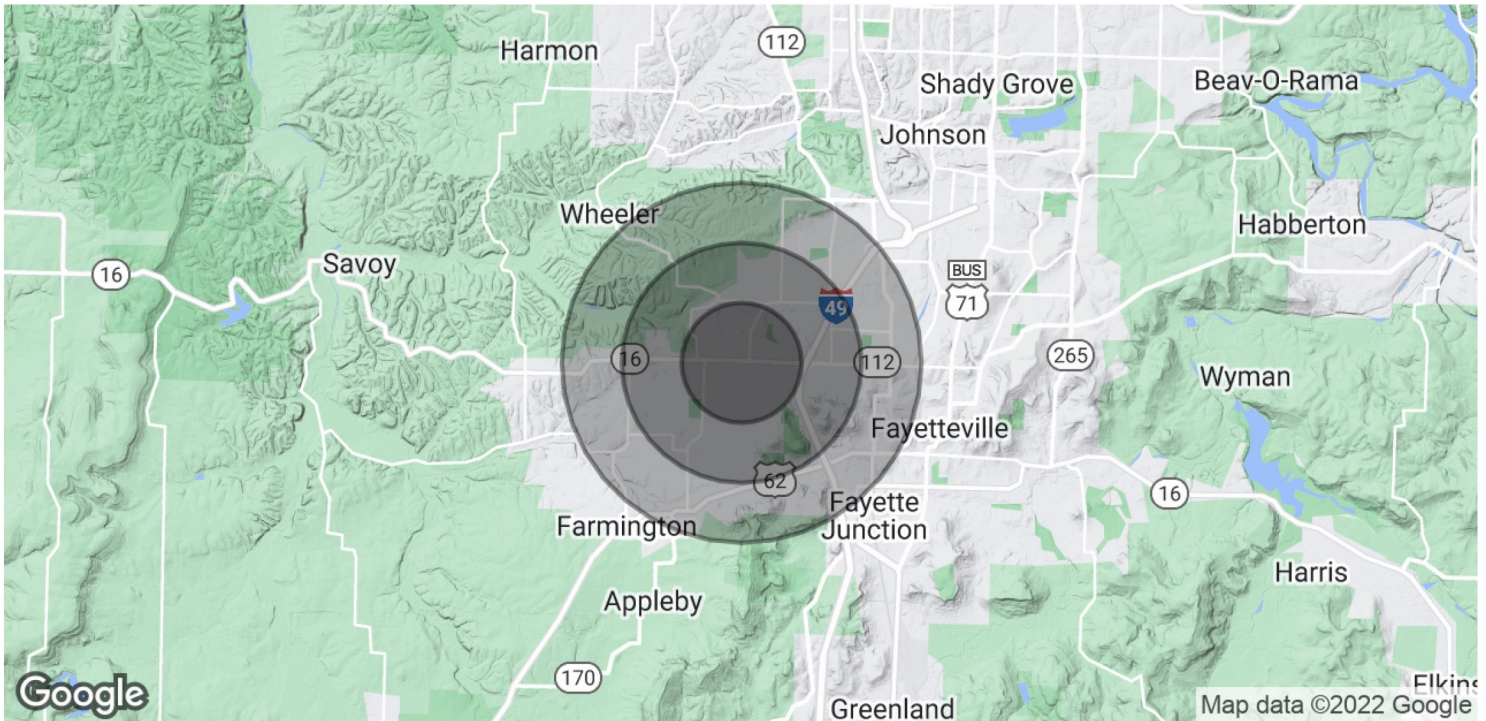
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,881	18,656	41,516
Average Age	27.8	28.8	27.6
Average Age (Male)	28.4	29.1	27.9
Average Age (Female)	26.7	28.1	27.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,845	8,844	17,617
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$64,900	\$66,475	\$56,256
Average House Value	\$116,202	\$148,209	\$124,726

** Demographic data derived from 2020 ACS - US Census*

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KW MARKET PRO
REALTY
KELLERWILLIAMS.

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