

PRIME OFFICE/RETAIL SPACE FOR LEASE

380-392 EAST SUNBRIDGE DRIVE

Fayetteville, AR 72703



PROPERTY DESCRIPTION

Two office/retail spaces featuring expansive windows that invite abundant natural light into each unit are currently up for lease near the intersection of College and Sunbridge. The spaces boast spacious work areas, storage closets, and private bathrooms, making them ideal for nurturing your business's growth! Conveniently located, they offer easy access to all Fayetteville has to offer.

PROPERTY HIGHLIGHTS

- Available Suites: 384 E Sunbridge at +/- 1,033 SF and 388 E Sunbridge at +/- 1,194 SF
- Tenant Pays Utilities
- Expansive Windows
- Near the Intersection of College and Sunbridge

OFFERING SUMMARY

Lease Rate:	\$17.50 - 18.00 SF/yr (MG)
Number of Units:	4
Available SF:	1,033 - 1,194 SF
Building Size:	10,096 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,353	3,228
Total Population	782	2,514	6,170
Average HH Income	\$46,664	\$48,365	\$58,563

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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384 SUNBRIDGE DR PHOTOS

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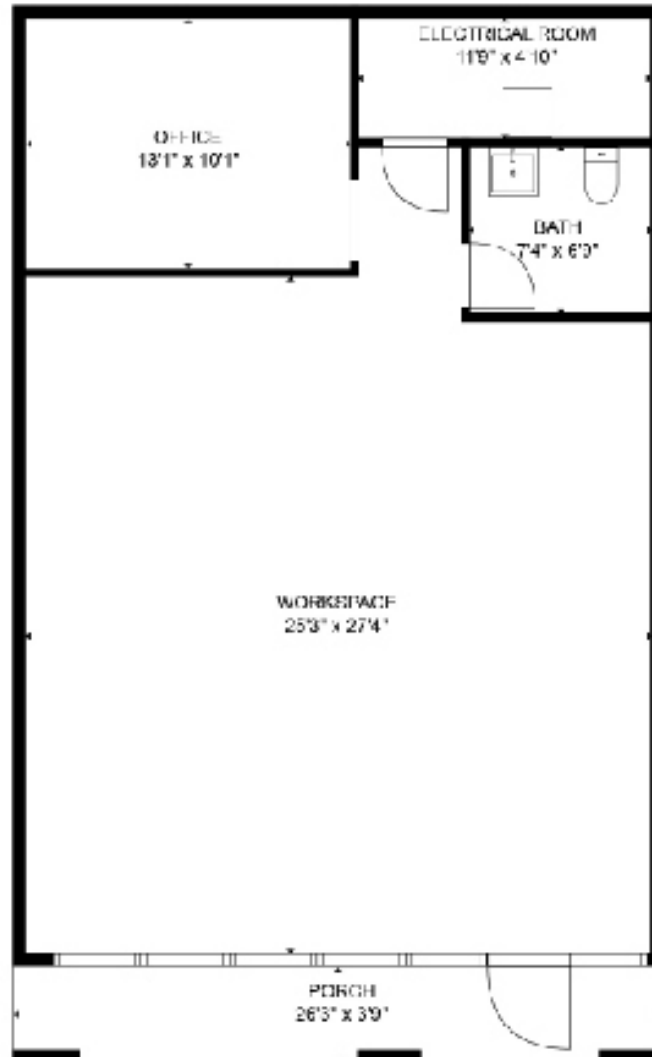
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384 SUNBRIDGE DR FLOORPLAN

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384 Sunbridge



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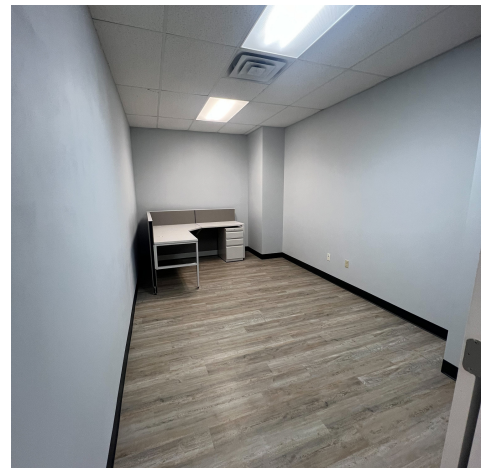
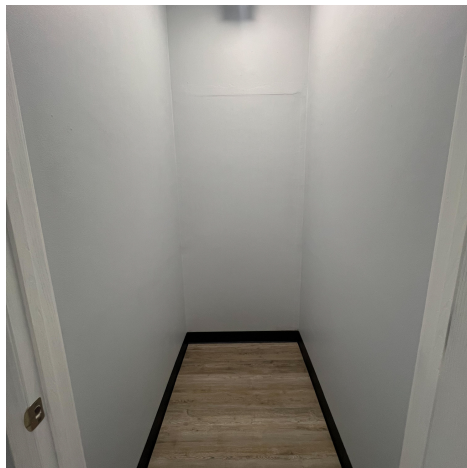
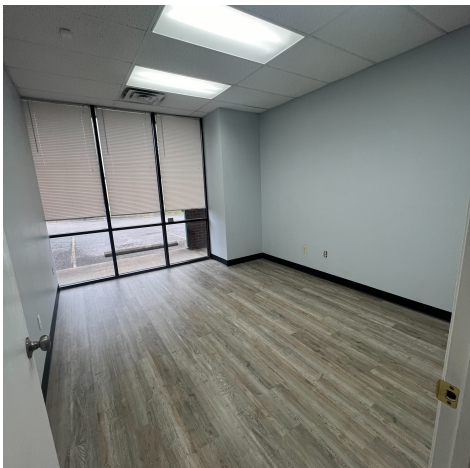
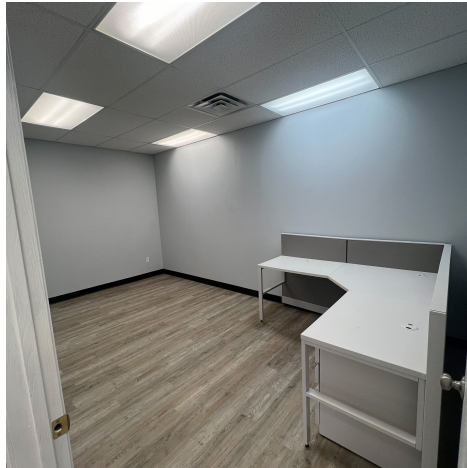
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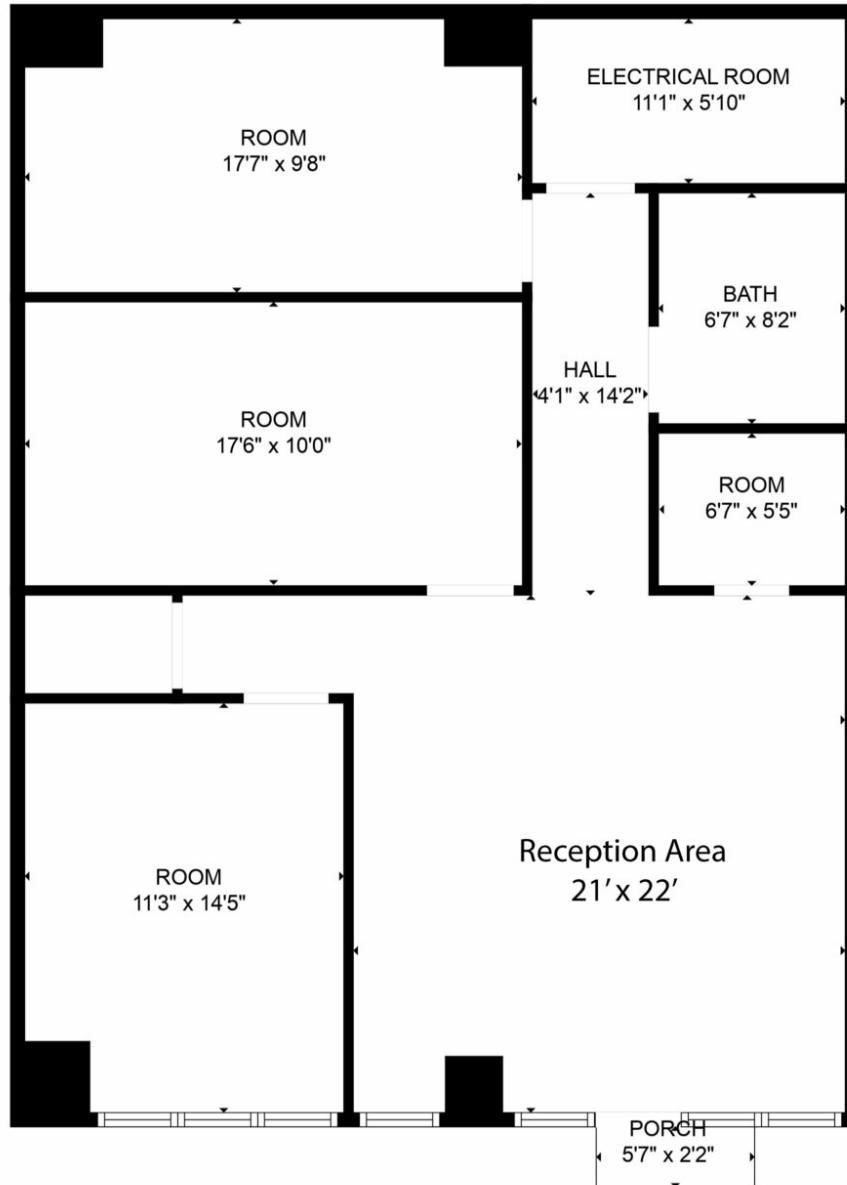
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388 SUNBRIDGE DR FLOORPLAN

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388 Sunbridge



388 E Sunbridge Dr Floor Plan

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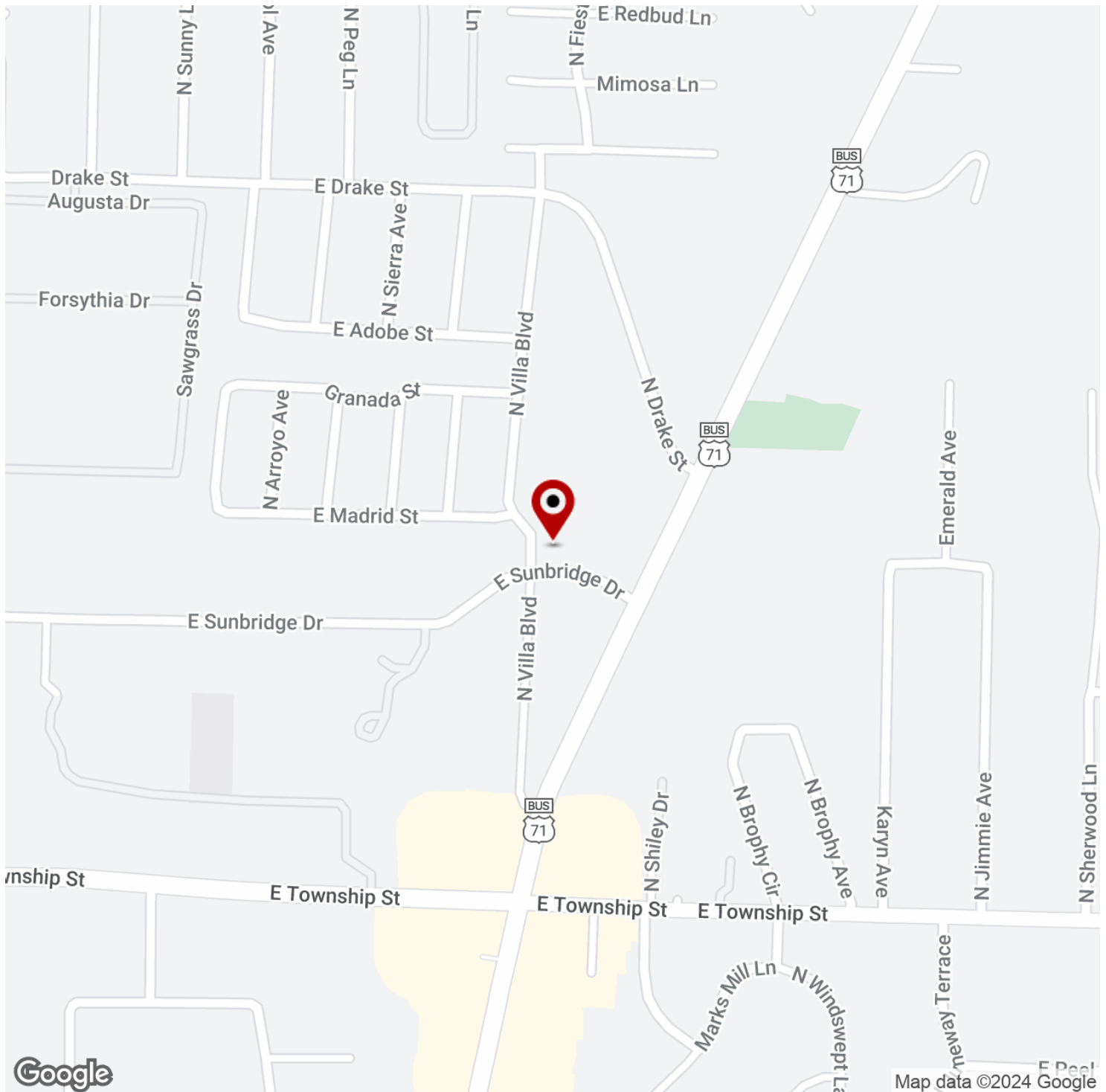
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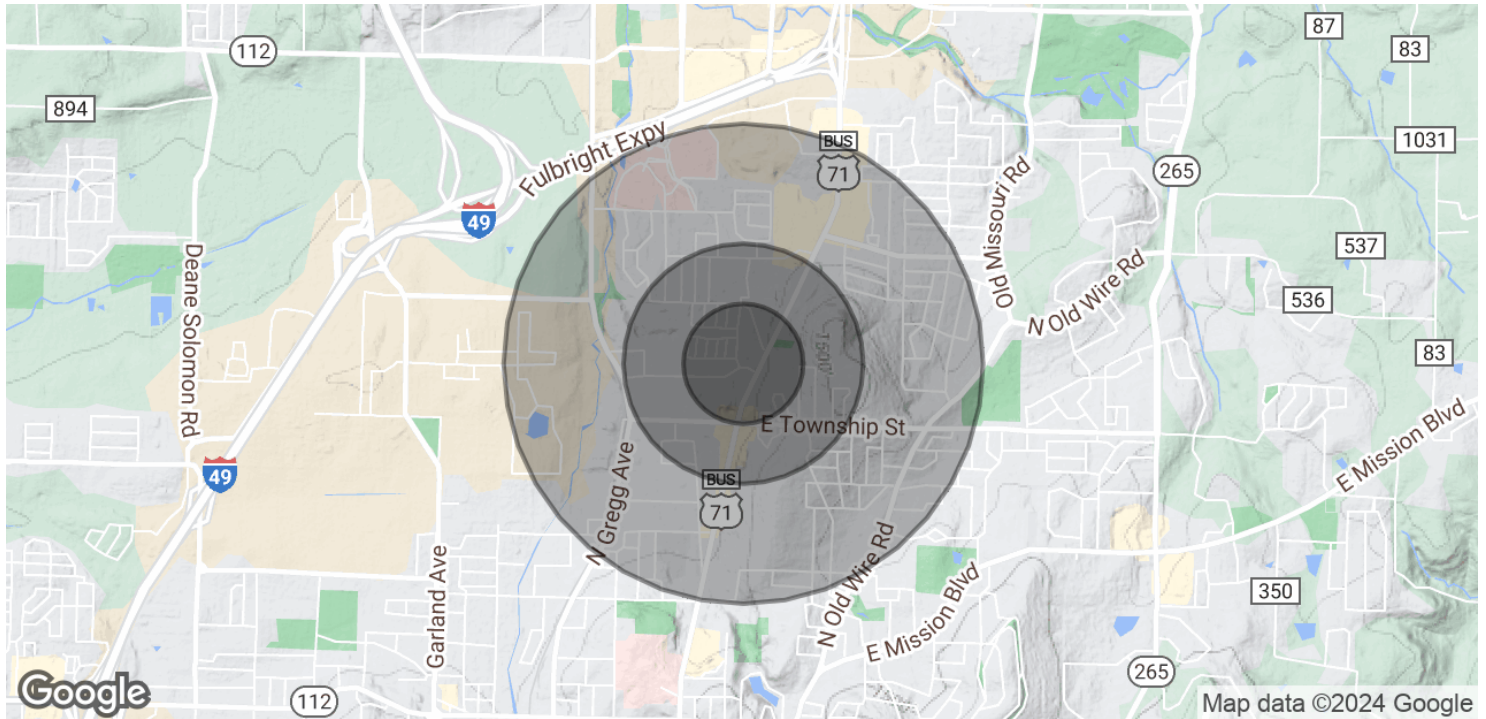
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	782	2,514	6,170
Average Age	28.8	29.9	36.2
Average Age (Male)	32.3	32.5	35.7
Average Age (Female)	27.0	28.4	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,353	3,228
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$46,664	\$48,365	\$58,563
Average House Value	\$117,181	\$123,205	\$164,868

2020 American Community Survey (ACS)

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