

**+/- 450 - 1,131 SF OF OFFICE SPACE FOR LEASE**

# 2577-2587 N COLLEGE AVE

Fayetteville, AR 72703



## PROPERTY DESCRIPTION

Two office/retail spaces available right off of College Ave in Fayetteville! Both suites include a private bathroom and a convenient rear entrance for employees' ease of access. Front parking caters to clients and customers, while additional parking at the back ensures staff convenience. Modified Gross leases with tenant responsible for their own water, electric, gas, and sewer.

## PROPERTY HIGHLIGHTS

- Suites Available: 2579 N College Ave - 1,131 SF; 2587 N College Ave - 450 SF
- Right off College Ave which sees around 28,000 VPD
- Major Road Frontage of 132'

## OFFERING SUMMARY

Lease Rate:	\$775.00 - 1,743.63 per month (MG)
Available SF:	450 - 1,131 SF
Building Size:	5,263 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,289	3,251
Total Population	675	2,399	6,297
Average HH Income	\$50,196	\$50,929	\$60,480

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Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

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# SUITE 2587 PHOTOS

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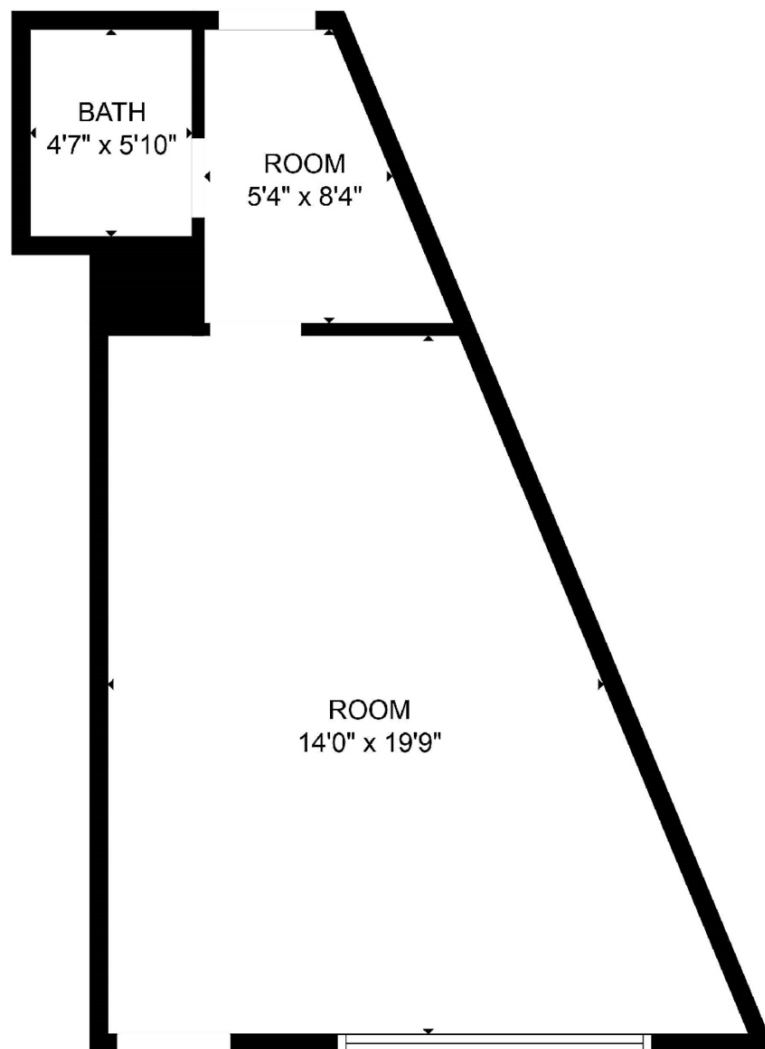
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**2577-2587 NORTH COLLEGE AVENUE**

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# 2587 N College



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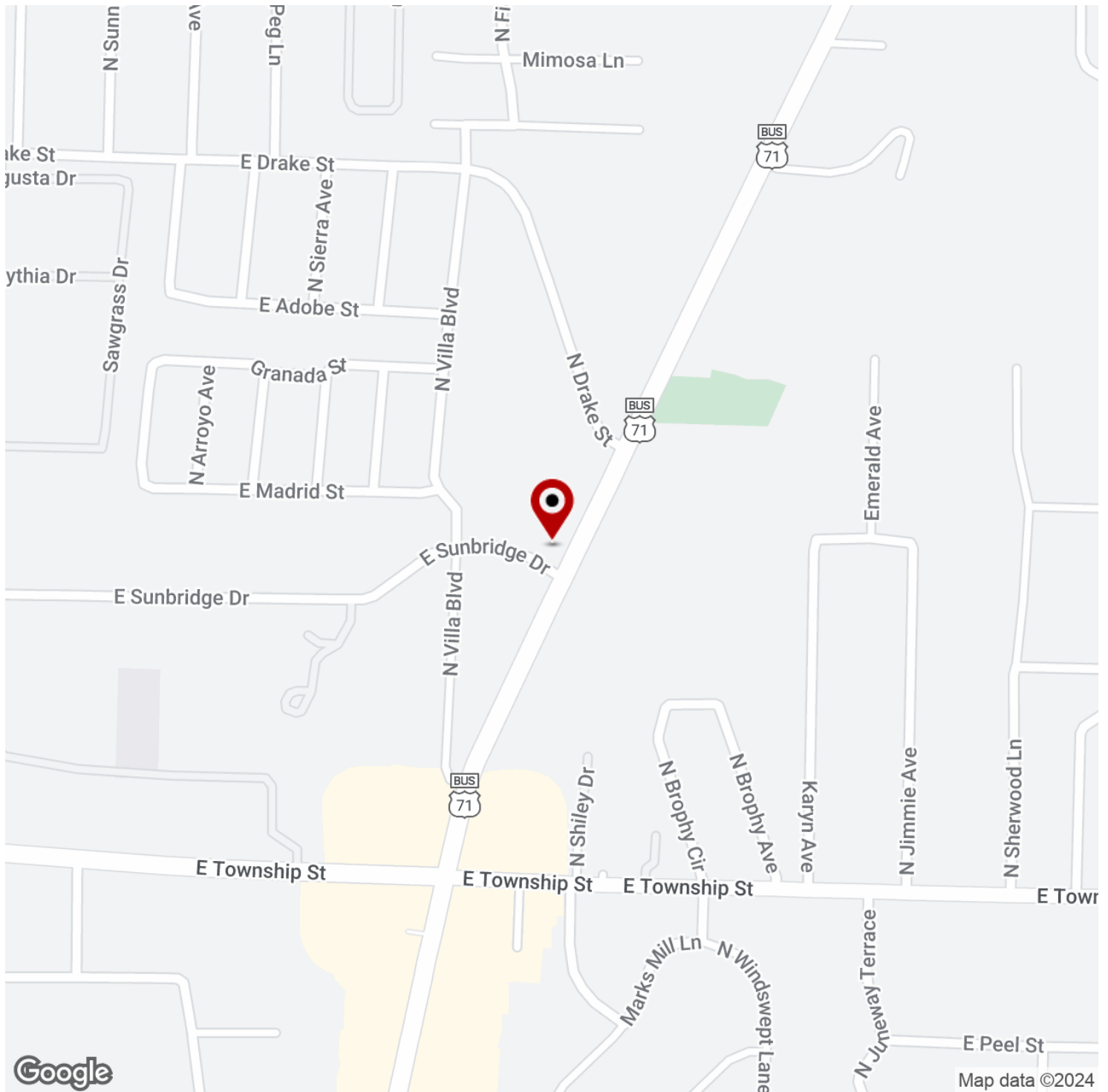
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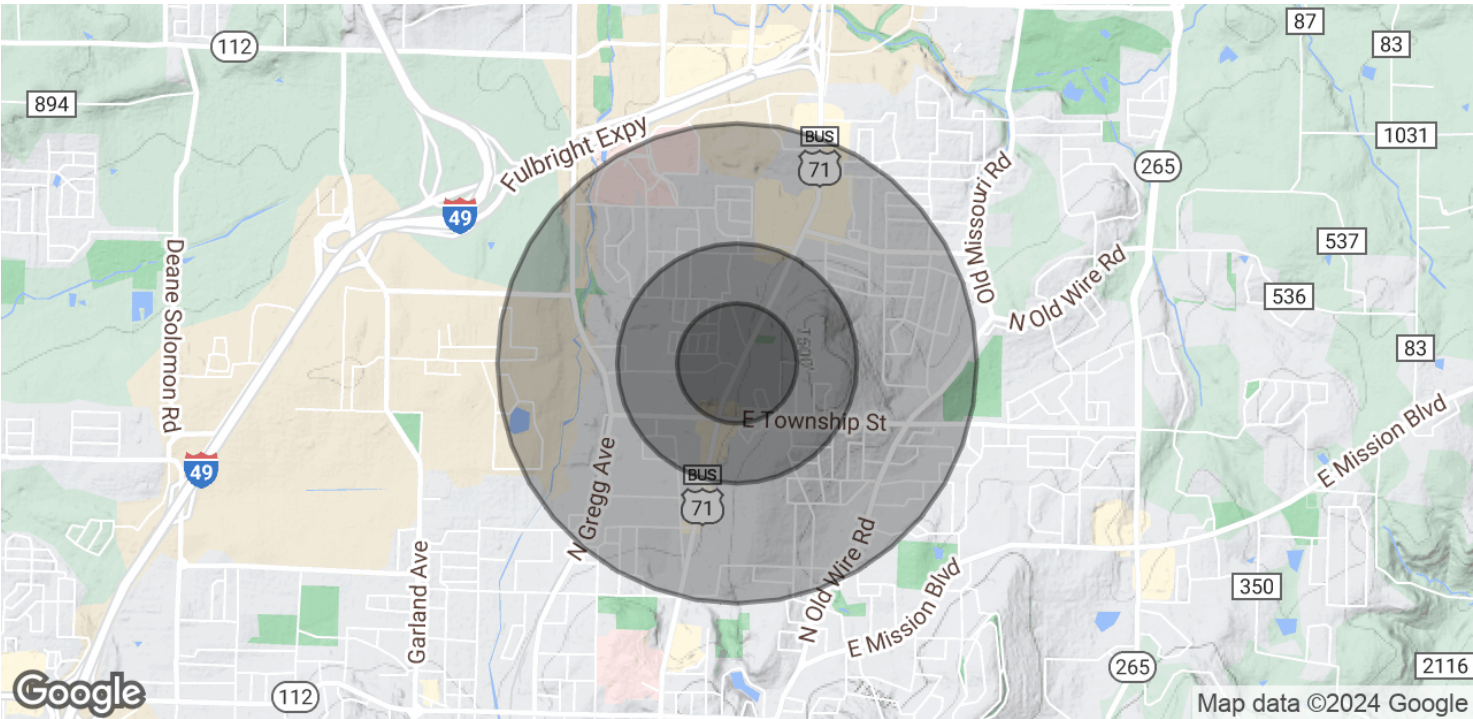
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	675	2,399	6,297
Average Age	29.5	30.0	36.4
Average Age (Male)	32.7	32.8	35.9
Average Age (Female)	28.3	28.7	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,289	3,251
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$50,196	\$50,929	\$60,480
Average House Value	\$135,782	\$133,365	\$170,070

2020 American Community Survey (ACS)

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