

Office/Retail Property For Lease

NORTH FAYETTEVILLE AREA

4155 N Steele Blvd, Fayetteville, AR

| | |
|------------|-----|
| LEASE RATE | N/A |
|------------|-----|

OFFERING SUMMARY

Lease Rate: \$14.00/SF (NNN)

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

PROPERTY OVERVIEW

Located near the NWA Mall just off Joyce Blvd in North Fayetteville. Surrounded by national retailers including Fuzzy's Taco Shop, Buffalo Wild Wings, McAlister's Deli, Party City and many more.

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.

AVAILABLE SPACES

| | | |
|-------|------------|-----------|
| SPACE | LEASE RATE | SIZE (SF) |
|-------|------------|-----------|

Zack Kifer Associate Director 479.387.2156 zkifer@newmarkmtp.com

Payne Phillips Associate 479.200.3280 pphillips@newmarkmtp.com

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805 S Walton Blvd, Suite 690, Bentonville, AR 72712 | Main: 479.271.6118

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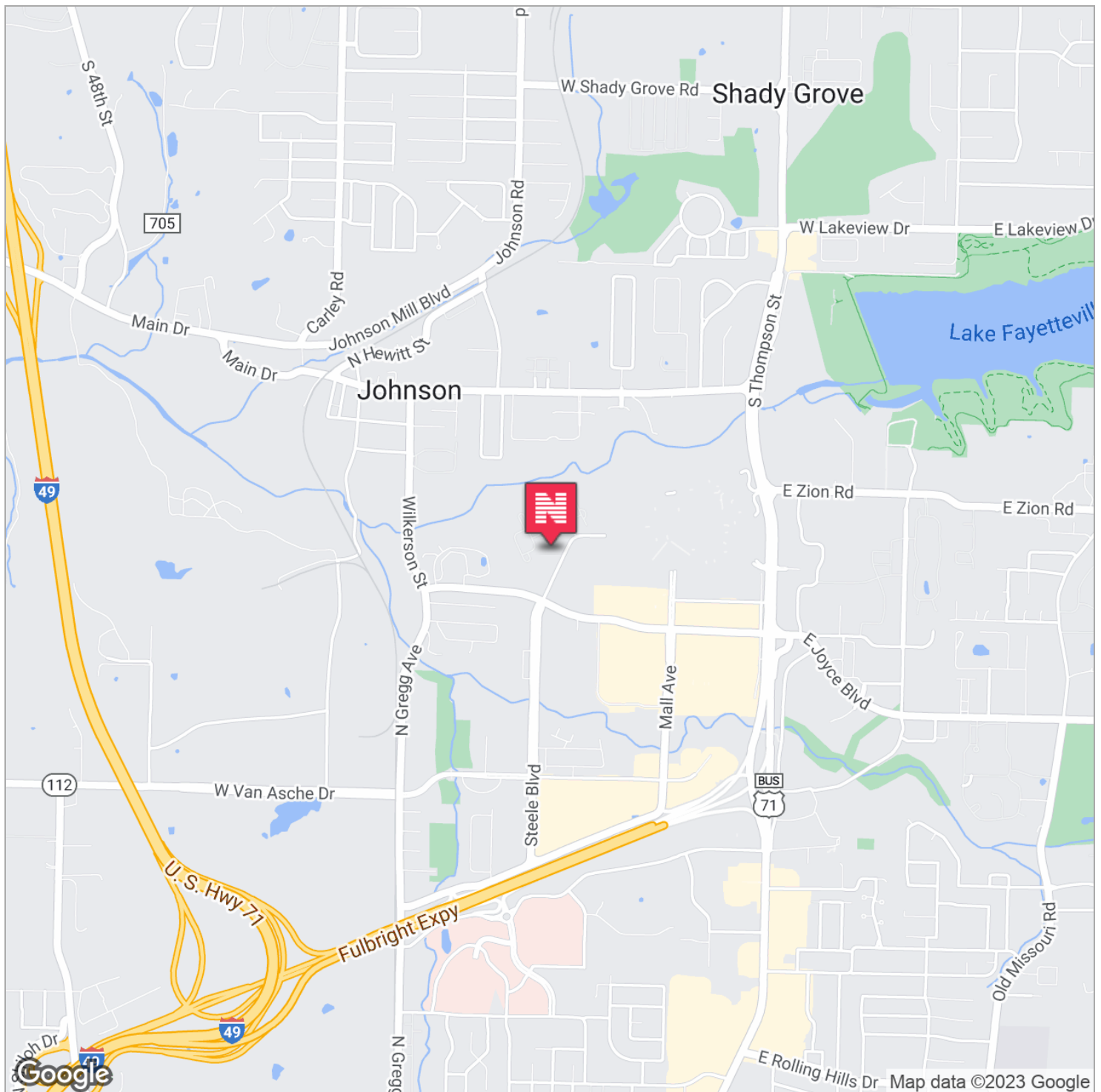
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total population | 3,243 | 39,279 | 132,030 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Estimated households | 1,414 | 16,820 | 51,929 |
| Average HH income | \$90,637 | \$85,797 | \$73,128 |

* Demographic data derived from Sites USA

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