

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

# 2579 N COLLEGE AVE

Fayetteville, AR 72703



## PROPERTY DESCRIPTION

+/- 1,131 SF versatile office space conveniently located off College Ave in Fayetteville! This space offers a flexible layout with three expansive rooms, ideal for various uses, with the front area perfectly suited for a welcoming reception. Private amenities, like a private bathroom and a rear entrance for easy employee access also featured. Stay tuned for upcoming enhancements including new paint, flooring, ceiling, and bathroom upgrades! Modified Gross Lease, with tenants responsible for their own water, sewer, electric, and gas. This compact yet dynamic environment is perfect for businesses seeking a growth-oriented space. Don't miss out on this opportunity!

## PROPERTY HIGHLIGHTS

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

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$19.25 SF/yr (MG) |
| Available SF:  | 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 |

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**  
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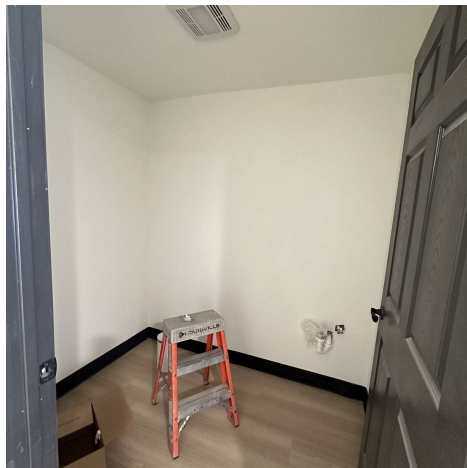
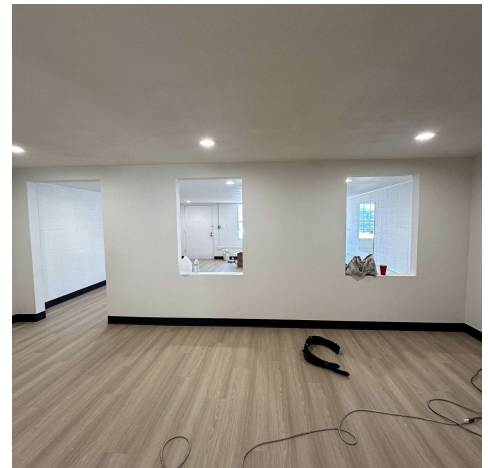
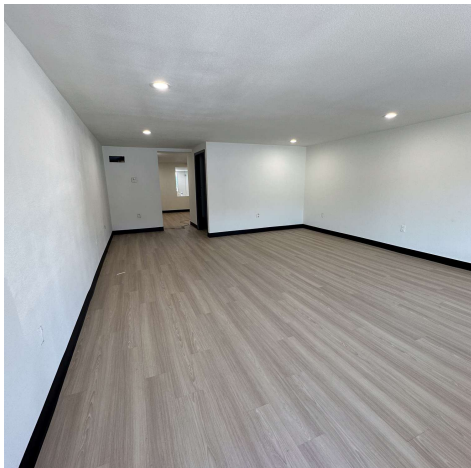
**KW COMMERCIAL**  
201 SW 14th St.  
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# 2579 N College



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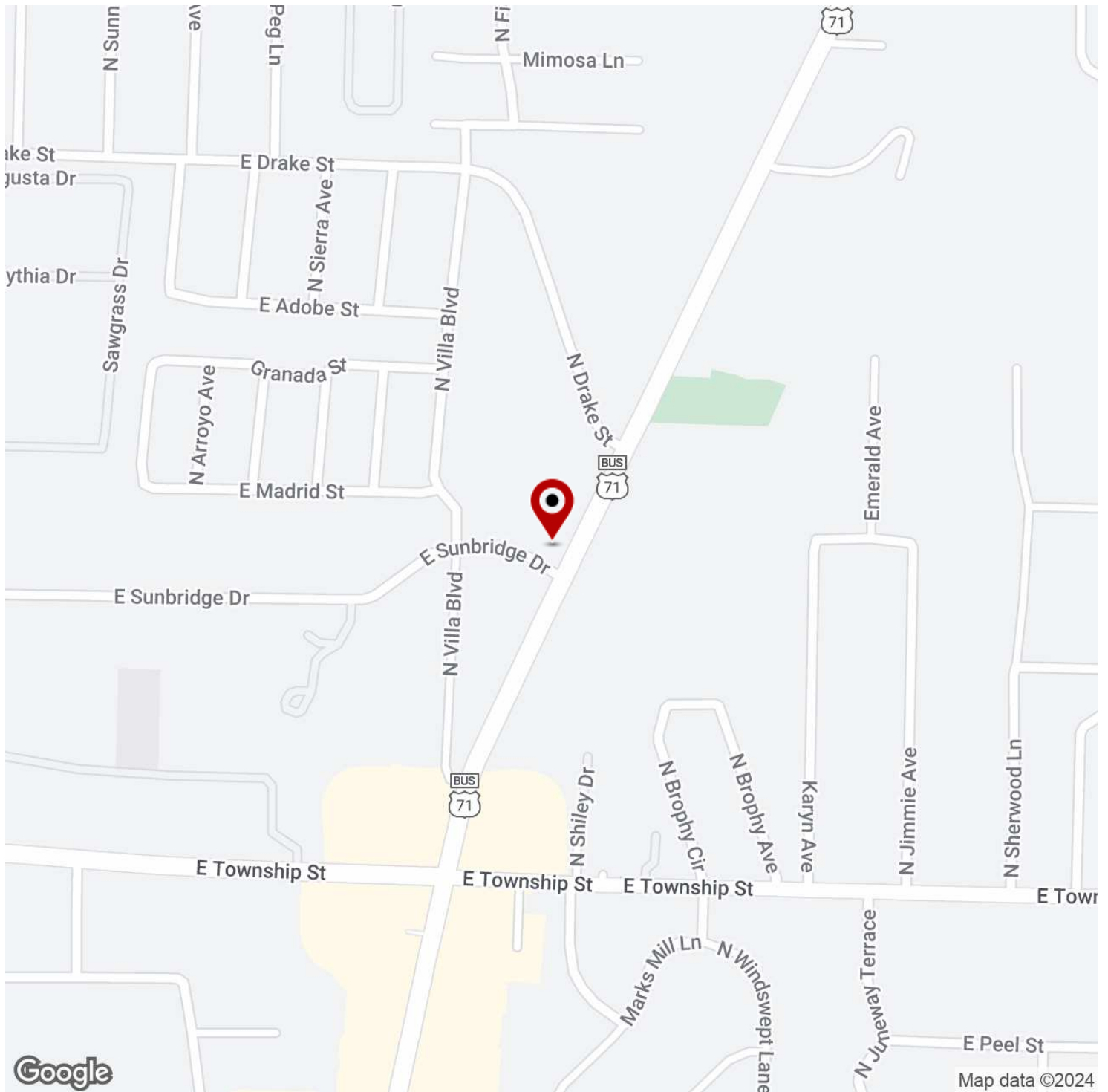
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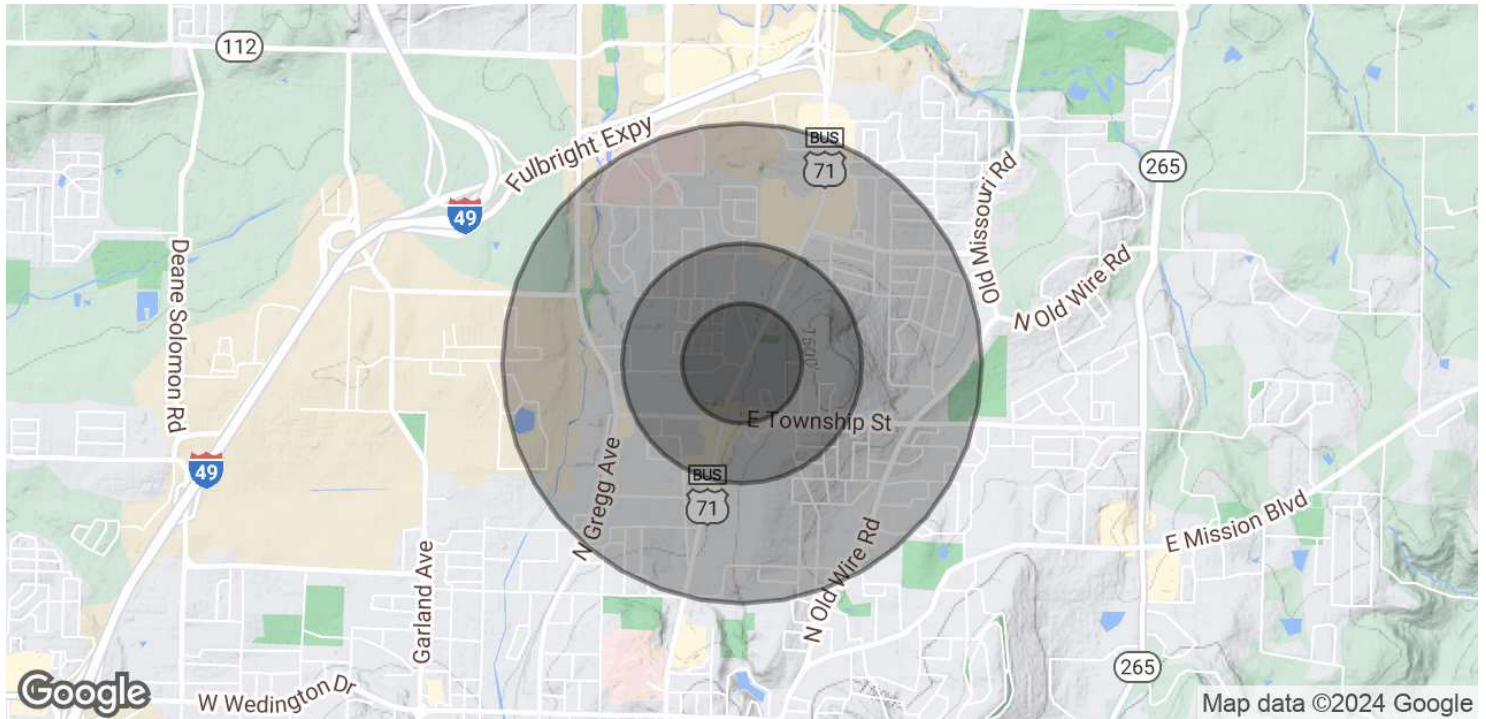
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 675        | 2,399     | 6,297  |
| Average Age          | 29.5       | 30.0      | 36.4   |
| Average Age (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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