

PAD READY LOTS FOR SALE

W Wedington Dr. | Fayetteville, AR 72704

Available Lot 8
1.67 AC

Available Lot 2
1.00 - 2.88 AC

W Wedington Dr - 37,000 VPD

DISCOUNT TIRE

CHIPOTLE MEXICAN GRILL

Auto Zone

Logos in callout boxes:
HARPS, GUSANO'S, Great Clips, Thai Spice, McDonald's, Phillips 66, Homewood Suites, Hilton Garden Inn, Comfort Suites, Walk-On's, Holiday Inn Express, Taco Bell, Sonic, Arvest, The Bank of Fayetteville, Bank OZK, IHOP, Zips, Murphy USA, Subway, Planet Fitness, Starbucks, AT&T, FirstSecurity, Freddy's, Walmart Market, Hotworx, Dazzling Nail Bar, Slim Chickens.

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AVAILABLE

- Lot 8 - 1.67 Acres +/-
- Lot 2 - 1.00 - 2.88 Acres +/-

PRICE

Call Agents for Pricing

COMMENTS

- Only remaining development land on dense retail corridor
- Developer is providing all utilities, access roads, and regional detention
- Ideal location for all retail uses
- This is one of the fastest growing residential areas in Fayetteville
- Neighboring national tenants such as Chipotle, AutoZone, and Discount Tire

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,429	59,105	98,898	225,378
AVERAGE HH INCOME	\$81,059	\$71,218	\$85,360	\$95,712
TOTAL HH	5,272	24,552	42,349	87,890

TRAFFIC COUNTS

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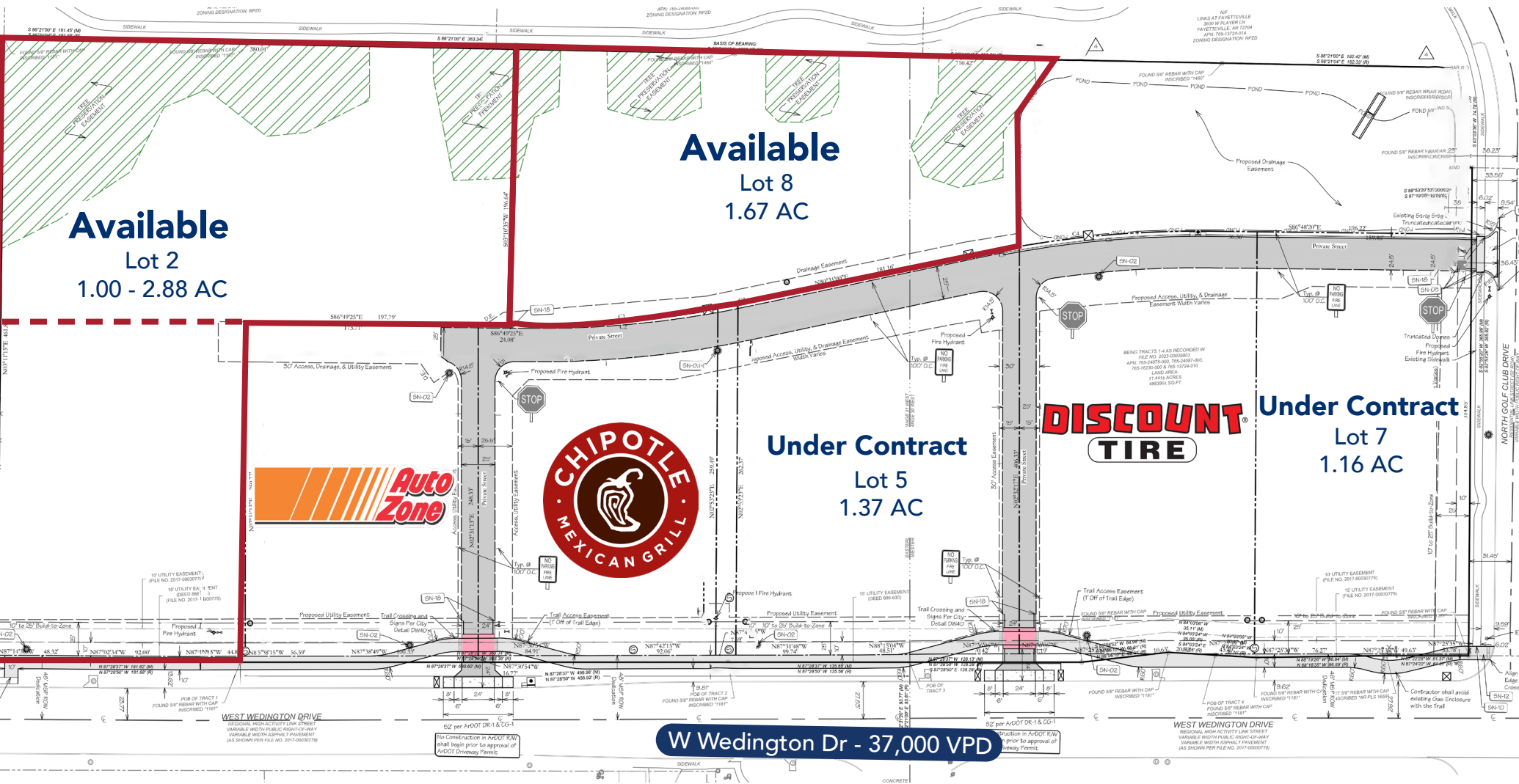
**KELLEY COMMERCIAL
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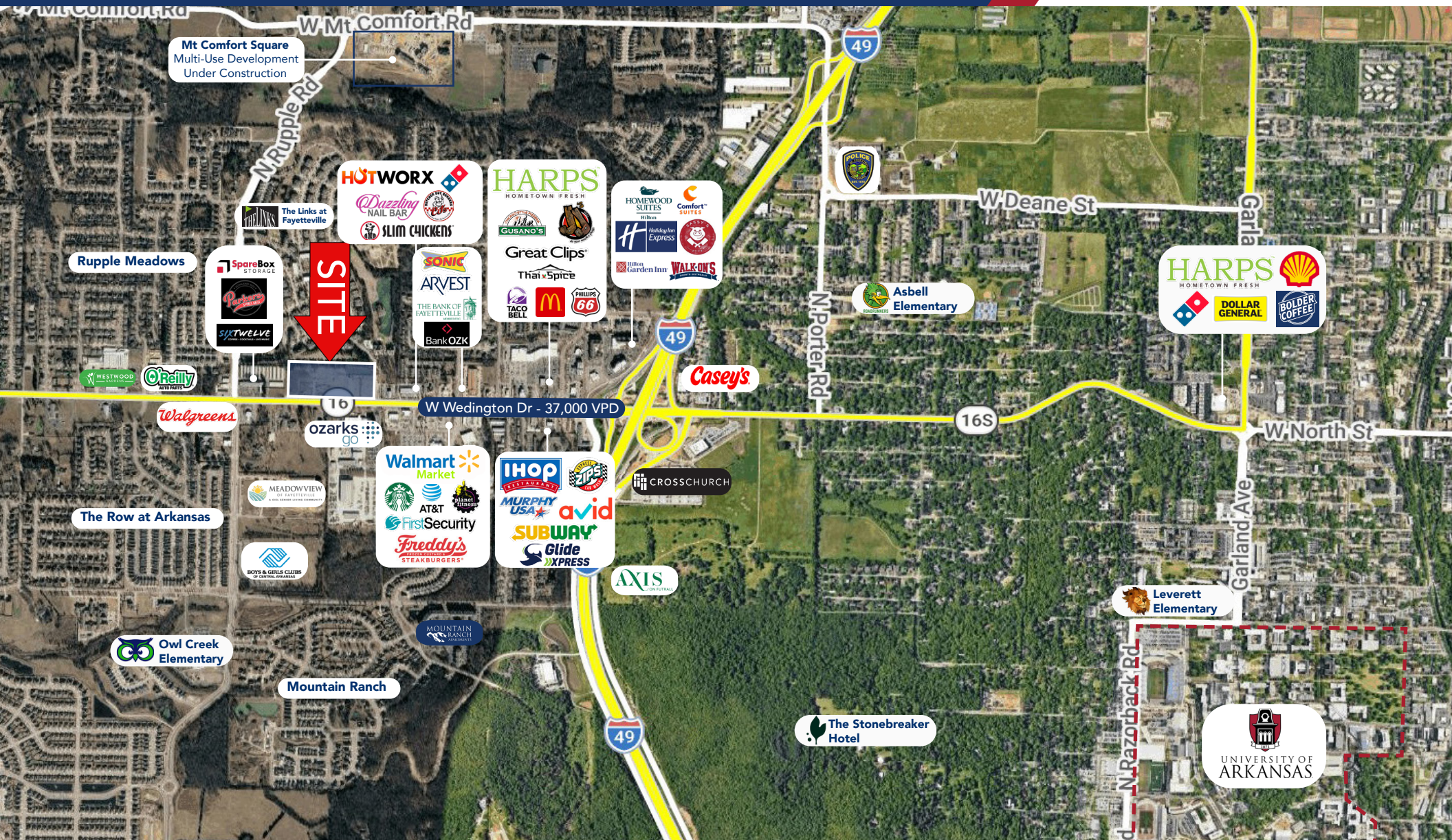


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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS

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