



10,000 SF FLEX SPACE LEASE JOHNSON, AR

2209 HAWKS LANDING, FAYETTEVILLE, AR 72704



OFFERING MEMORANDUM

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Property Summary



PROPERTY HIGHLIGHTS

- FLEX SPACE SUBLEASE
- UP TO 10,000 SQUARE FEET
- ENTIRE SPACE IS AIR CONDITIONED
- EXCELLENT LOCATION
- EASY ACCESS
- RACKING CAN BE REMOVED
- SHARED BREAKROOM
- SHARED BATHROOMS
- LIKE NEW CONSTRUCTION

PROPERTY DESCRIPTION

10,000 SF of fully air conditioned and sprinkled space is waiting for you! Featuring 3-phase power, dock access, roll up door, cardboard compactor, shared bathrooms and kitchenette as well. The racks are available for use or can be removed if open space is needed. With a licensed driver, a forklift is available for shared use. This sublease opportunity allows ultimate flexibility for your space and lease term needs

OFFERING SUMMARY

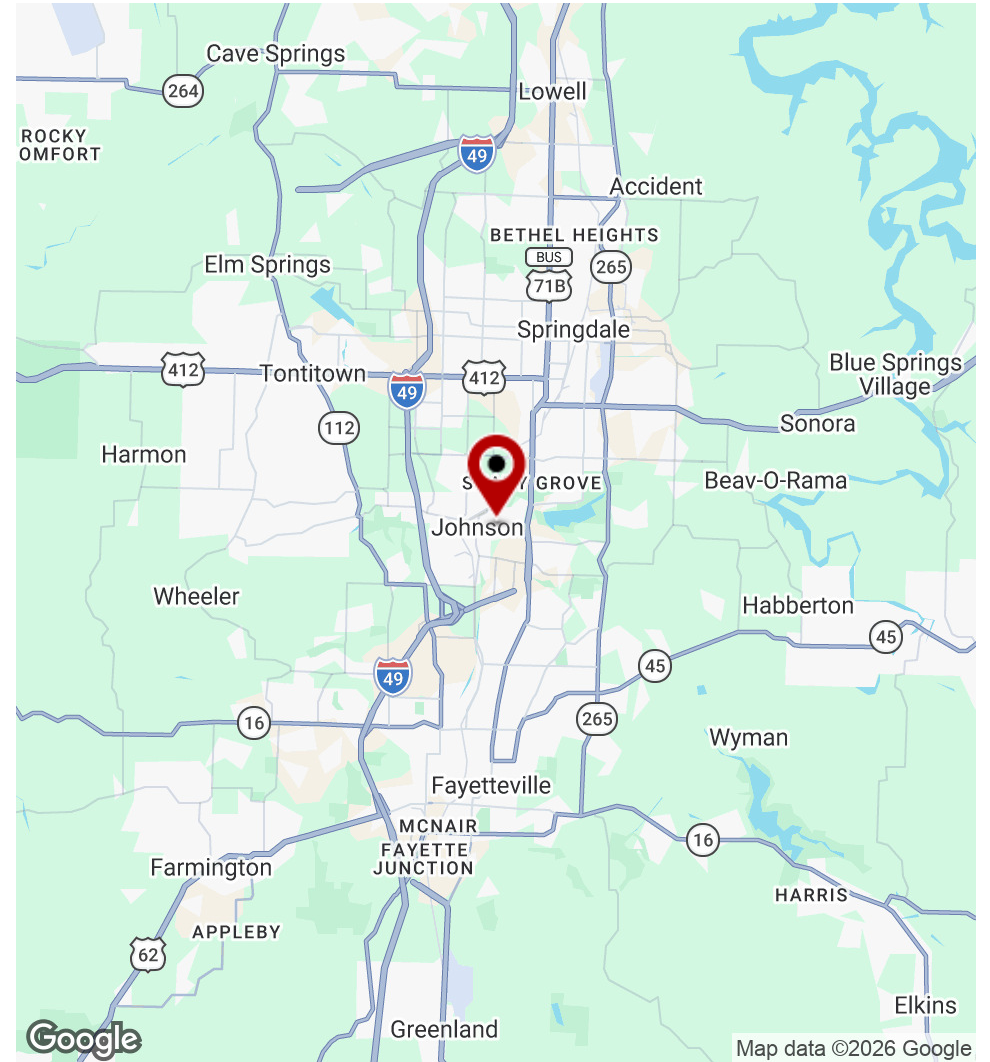
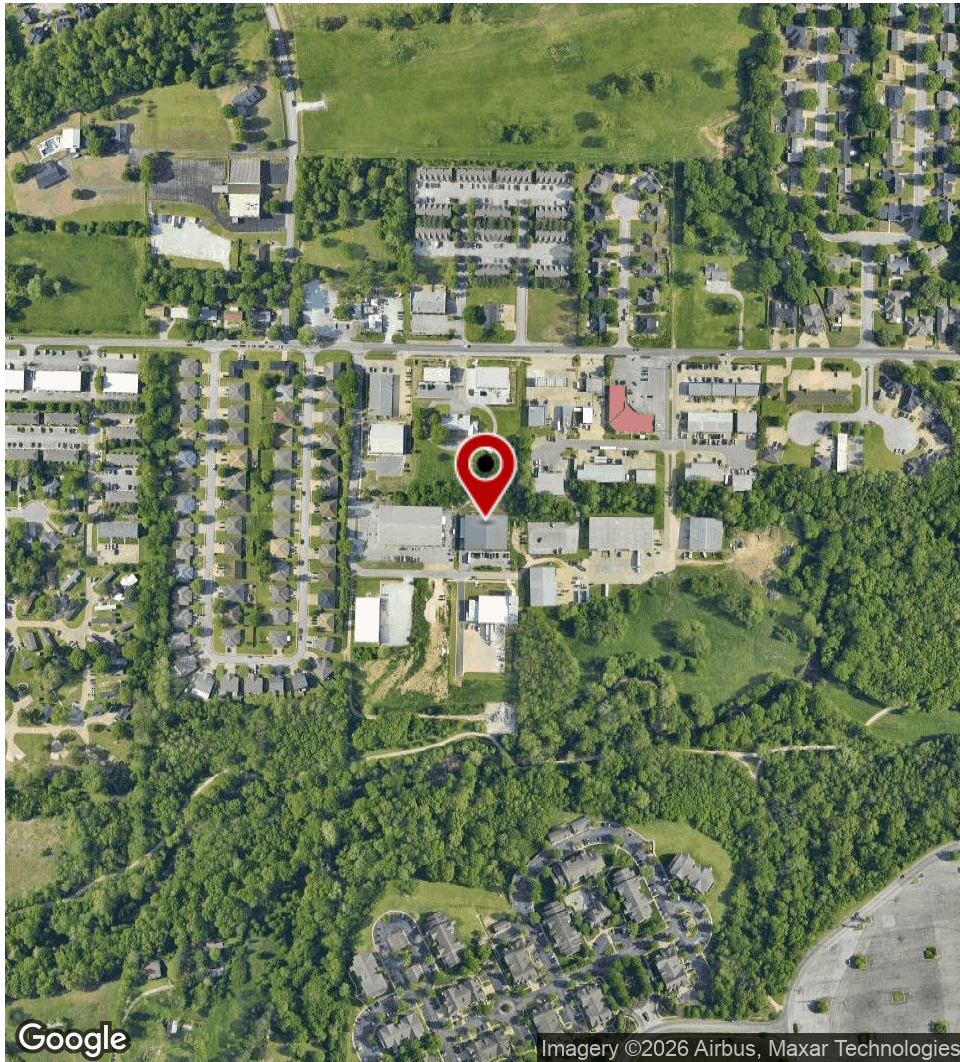
Lease Rate:	\$15 SF/yr (Gross)
Available SF:	10,000 SF
Lot Size:	1.05 Acres
Building Size:	17,890 SF



Additional Photos



Location Map



Retailer Map



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	331	1,342	5,334
Average Age	54.6	48.2	40.9
Average Age (Male)	47.3	43.7	39.1
Average Age (Female)	55.0	48.0	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	178	635	2,261
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$111,464	\$112,294	\$107,144
Average House Value	\$381,009	\$360,793	\$339,826

2023 American Community Survey (ACS)

