



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



514 N COLLEGE AVE - FAYETTEVILLE, AR 72701

OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	2,779 SF
Lot Size:	0.61 +/- AC
Zoning:	Community Services

PROPERTY HIGHLIGHTS

- Owner has occupied for 23 years with proven success
- All furniture and equipment can transfer with sale
- Approx. 97 ft of road frontage & 25,000 CPD
- Large paved parking lot with all utilities on site
- Minutes from UofA, UAMS, VA Medical Center, & Dickson St

PROPERTY OVERVIEW

Turnkey restaurant for sale near the University of Arkansas! Features include a large furnished dining area and fully equipped commercial kitchen. With high-visibility along N College Ave, property has potential for various retail uses or redevelopment.



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FAYETTEVILLE SQUARE



WASH CO COURTHOUSE

DICKSON STREET



EMBLET COLLEGE AVE



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



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VA MEDICAL CENTER

FAYETTEVILLE-ARKANSAS
MIDTOWN PLAZA
EVELYN HILLS

PATRIOT PARK
APARTMENTS

UAMS
University of Arkansas for Medical Sciences

WILSON PARK

TARLIGHT
SKATUM

N COLLEGE AVE

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,942	62,477	102,773
Average Age	29.4	30.6	32.8
Average Age (Male)	31.5	30.9	32.3
Average Age (Female)	27.9	31.4	33.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	5,084	25,090	42,377
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$73,639	\$76,158	\$93,154
Average House Value	\$426,721	\$360,548	\$354,824

2023 American Community Survey (ACS)

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