

OFFICE/FLEX SPACE FOR LEASE

2805 E Zion Rd | Fayetteville, AR 72703



**KELLEY COMMERCIAL
PARTNERS**

PHILIP SCHMIDT

PARTNER | AGENT

M 501.804.4447 | O 479.695.8264

pschmidt@kelleycp.com

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AVAILABLE

Up to ±24,360 SF

PRICE

\$12.00 PSF | NNN

HIGHLIGHTS

- Rare offering in Fayetteville with combination of office and open layout
- Fully sprinkled and climate controlled
- Convenient access to I-49, major retailers, restaurants, and regional highways

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,092	70,688	113,959	235,156
AVERAGE HH INCOME	\$73,513	\$82,775	\$94,622	\$98,125
TOTAL HH	5,355	30,928	48,860	90,758

TRAFFIC COUNTS

N Crossover Rd: 22,000 VPD



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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

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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RETAIL ADVISORS