

SOUTH SCHOOL STRIP



LEASING INFORMATION



1107 S School Avenue
Fayetteville, AR 72701

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829





THE SITE VISION



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AVAILABLE SPACES

SPACE 1

- RATE: \$2,820/MO + NNN
- SQ FT: 1,210
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 2

- RATE: \$2,780/MO + NNN
- SQ FT: 1,190
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 3

- RATE: \$2,780/MO + NNN
- SQ FT: 1,190
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 4

- RATE: \$2,820/MO + NNN
- SQ FT: 1,210
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 5

- RATE: \$6,025/MO + NNN
- SQ FT: 2,410
- USE: FOOD & BEV
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 6

- RATE: \$2,610/MO + NNN
- SQ FT: 1,120
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 7

- RATE: \$2,540/MO + NNN
- SQ FT: 1,090
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 8

- RATE: \$3,400/MO + NNN
- SQ FT: 1,455
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 9

- RATE: \$2,680/MO + NNN
- SQ FT: 1,150
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

SPACE 10

- RATE: \$6,040/MO + NNN
- SQ FT: 2,415
- USE: FOOD & BEV
- TIA: \$30/FT ON TOP OF WHITEBOX

COMMITTED TENANTS

FOSSIL COVE
BREWING CO.

NEXT GEAR
OUTDOORS

WICKED WOOD
FIRED PIZZA



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FLOOR PLAN



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- **Remodeled Retail Center** with strong visibility along S School Avenue, one of Fayetteville's main corridors expected to deliver in the first quarter of 2027
- **Strong Traffic Counts** and consistent traffic from surrounding neighborhoods and nearby trail system including the Razorback Greenway
- **Ample Parking** and easy access for both destination shoppers and daily convenience visits
- **Proximity to Downtown** and the University of Arkansas enhances visibility and customer flow from multiple key demographics
- **S School Ave Improvements** as a part of the Safe Streets and Roads for All grant and 2019 Bond Program coming in 2027



LOCATION DETAILS



1107 S School Avenue
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FOR MORE INFO



LEASING AGENT

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