



FOR LEASE

Asking Rate:

\$30.00
PSF NNN

Contact us:

Mason Wood

Brokerage | Arkansas
+1 479 409 0409
mason.wood@ar.colliers.com

Alan W. Cole, CCIM

Principal & Executive VP | Arkansas
+1 479 644 5849
alan.cole@ar.colliers.com

Robert Wardlaw

Brokerage | Arkansas
+1 501 944 5213
robert.wardlaw@ar.colliers.com



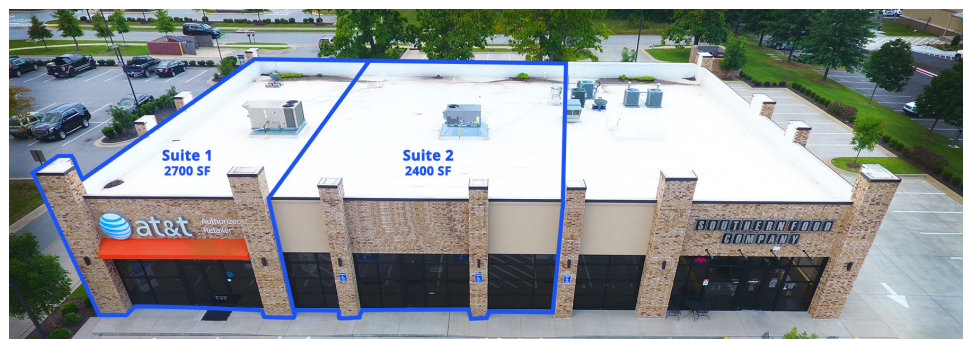
3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
colliers.com/arkansas

3575 W Wedington Drive | Suites 1 & 2 Fayetteville, Arkansas

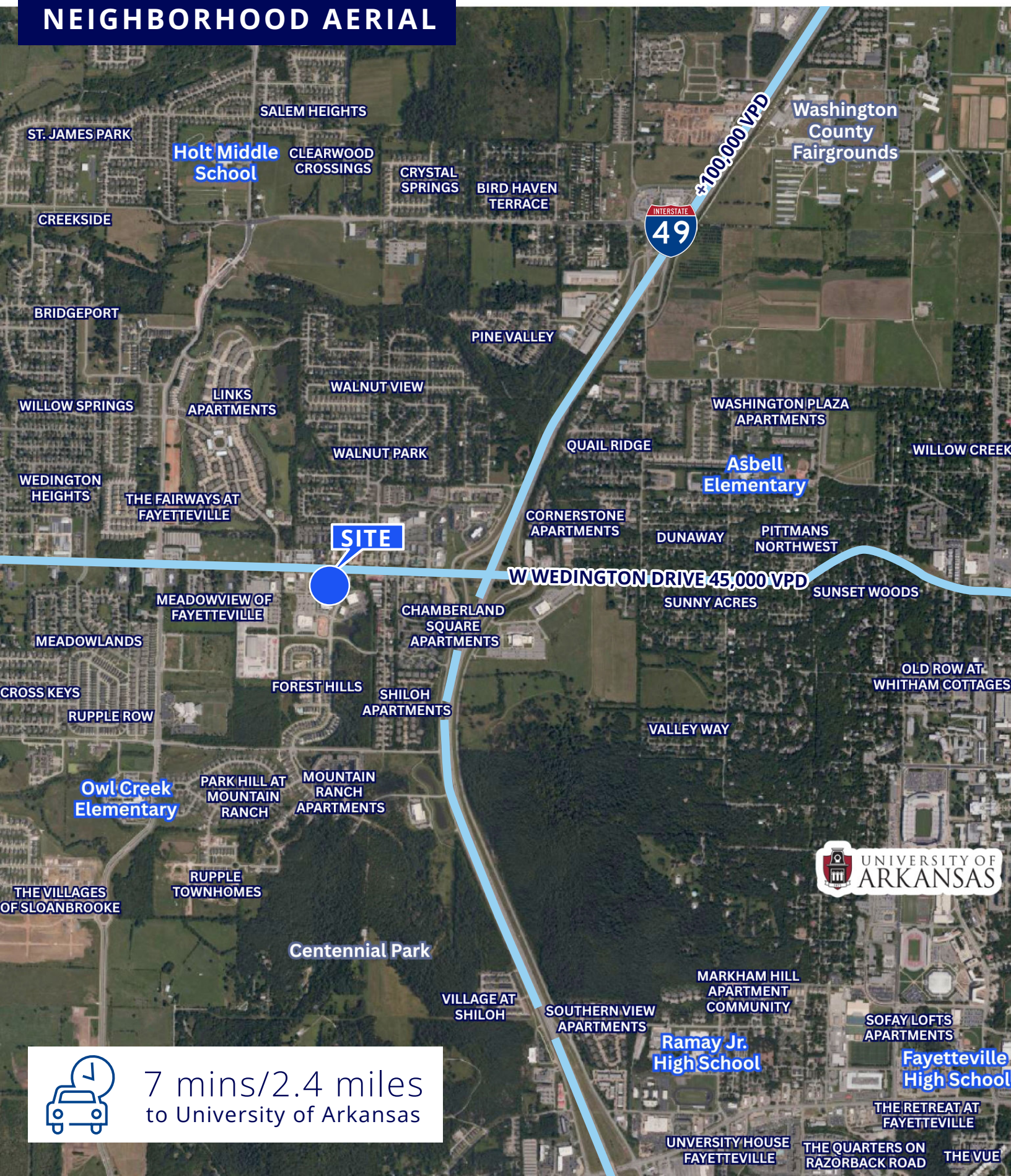
Property Features

- Available spaces:
 - Suite 1: 2,700 SF
 - Suite 2: 2,400 SF
- Easy access from I-49 and 45,000 VPD on W Wedington Drive
- Adjacent to Walmart Neighborhood Market and minutes away from the U of A Campus Corridor
- Located in between the only two grocers on this side of the market

Two spaces available for lease on W Wedington Drive in Fayetteville, Arkansas. Surrounded by retail including a Walmart Neighborhood Market, Planet Fitness, and Starbucks. Minutes from the University of Arkansas campus corridor. Property is in a high traffic area with dense residential neighborhoods and is experiencing exponential growth with new developments, residential projects and road expansions.

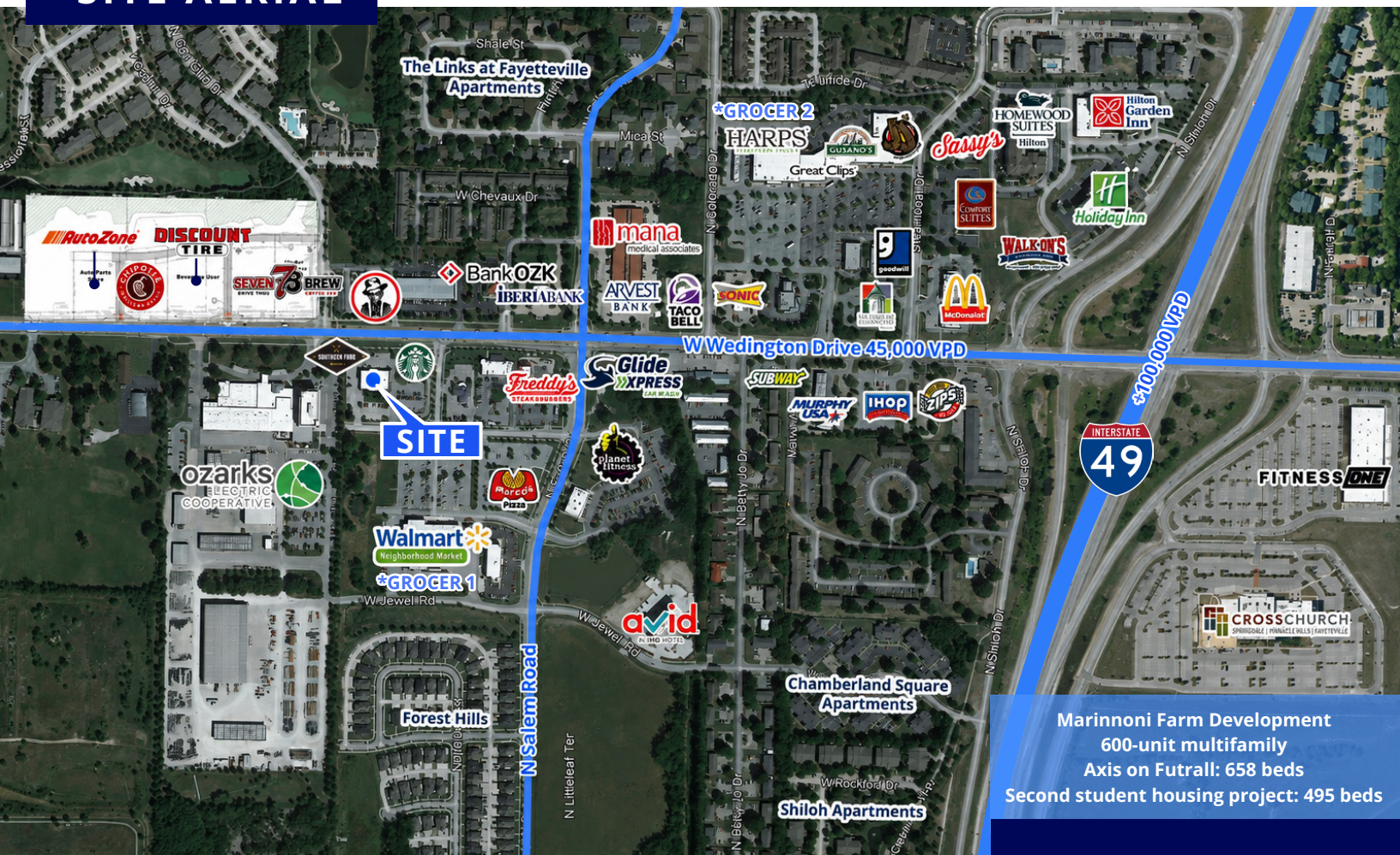


NEIGHBORHOOD AERIAL



SITE AERIAL

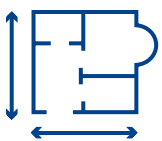
*This property is in between the only two grocers on this side of the market.



Marinonni Farm Development
600-unit multifamily
Axis on Futrall: 658 beds
Second student housing project: 495 beds

Demographics

	1 Mile	3 Miles	5 Miles
Population (2026)	11,800	63,648	103,340
Projected Population (2031)	12,761	67,486	109,919
Average HH Income (2026)	\$83,560	\$84,302	\$93,151
Households (2026)	5,595	26,399	43,802



Suite 1: 2,700 SF
Suite 2: 2,400 SF



Surrounded by
national retailers
and dense housing



62 parking spaces
available



Easy access to
Interstate 49

Contact us:

Mason Wood

Brokerage | Arkansas
+1 479 409 0409
mason.wood@ar.colliers.com

Alan W. Cole, CCIM

Principal & Executive VP | Arkansas
+1 479 644 5849
alan.cole@ar.colliers.com

Robert Wardlaw

Brokerage | Arkansas
+1 501 944 5213
robert.wardlaw@ar.colliers.com



3503 S 55th Street, Suite 200
Rogers, AR 72758
+1 479 636 9000
colliers.com/arkansas

Copyright © 2026 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.