

Retail Property
For Lease



RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY
FAYETTEVILLE, TN 37334

LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com





RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY | FAYETTEVILLE, TN 37334



PROPERTY DESCRIPTION

93,350 SF Neighborhood Center anchored by Goodwill and O'Reilly Auto Parts.

9.61 acres located near Walmart in the primary commercial district of Fayetteville.

Traffic Count: 29,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	6,000 - 8,050 SF
Building Size:	93,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	837	3,655	5,474
Total Population	1,902	8,251	12,687
Average HH Income	\$63,572	\$72,276	\$77,739



LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com



RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY | FAYETTEVILLE, TN 37334



LEGEND

■	Available
■	Not a Part
■	Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE
1	Five Below	7,975 SF
1202	Dollar Tree	9,000 SF
■ 1204	Available	7,000 SF
1206	Mad Smoke & Vape	3,000 SF
■ 1208	Available	6,000 SF
1210	1st Franklin Financial	1,600 SF
1212	World Finance	1,600 SF
1214	China Express	2,400 SF
1218-A	Rent-A-Center	5,800 SF
1218-B	Fayetteville Fitness Center	9,275 SF
1220	Goodwill	15,460 SF
■ 1218-D	Available	8,050 SF
1216-A	Shoe Sensation	4,200 SF



LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com



RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY | FAYETTEVILLE, TN 37334

SUITE	TENANT	SIZE
1216-B	Shoe Sensation	1,200 SF
1216-E	Subway	1,200 SF
1222	O'Reilly Auto Parts	6,400 SF



LEE COWDEN

Senior Vice President of Operations

859.977.1051

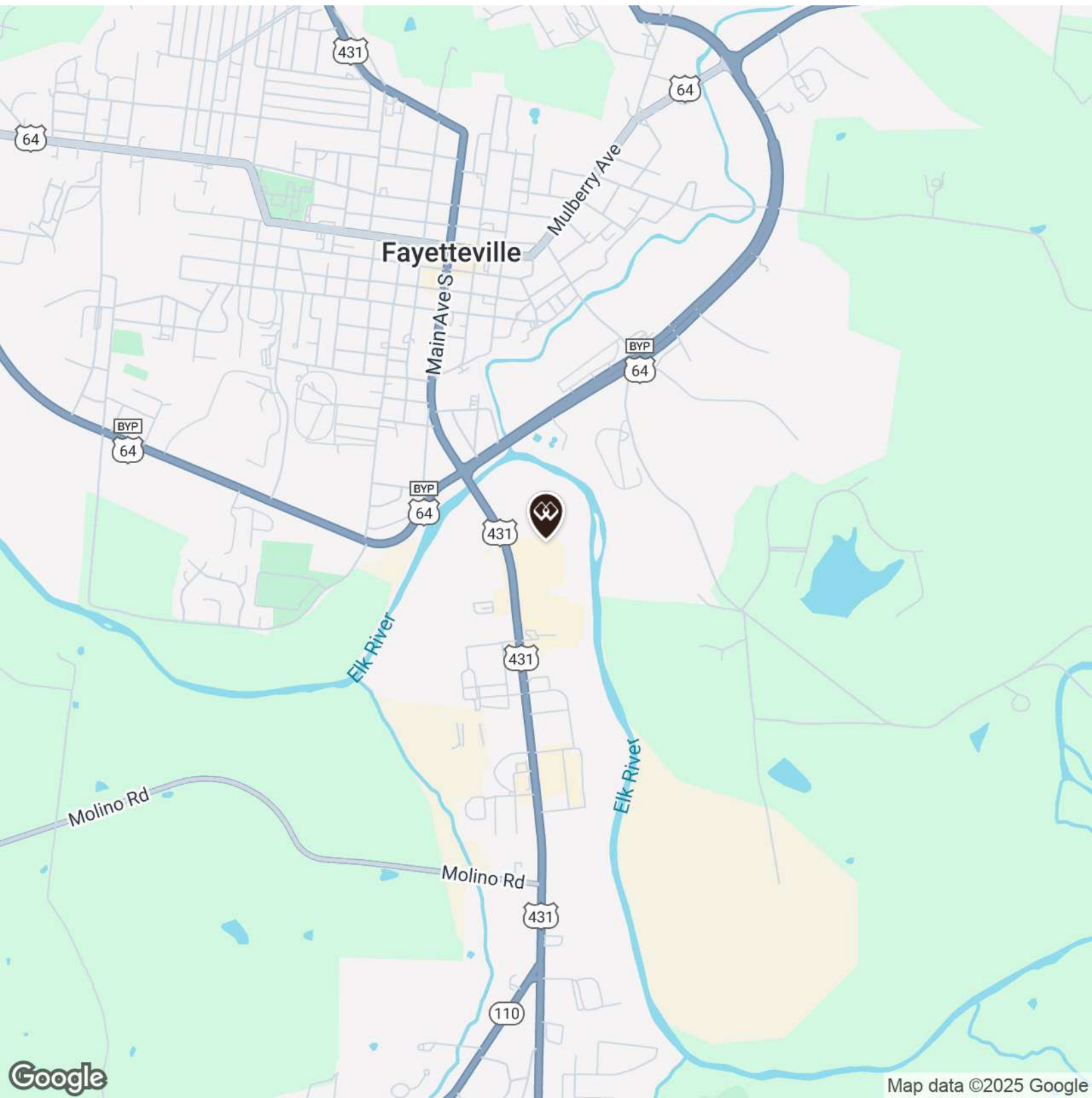
lcowden@bcwoodproperties.com



BCWOOD
PROPERTIES

RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY | FAYETTEVILLE, TN 37334



LEE COWDEN

Senior Vice President of Operations

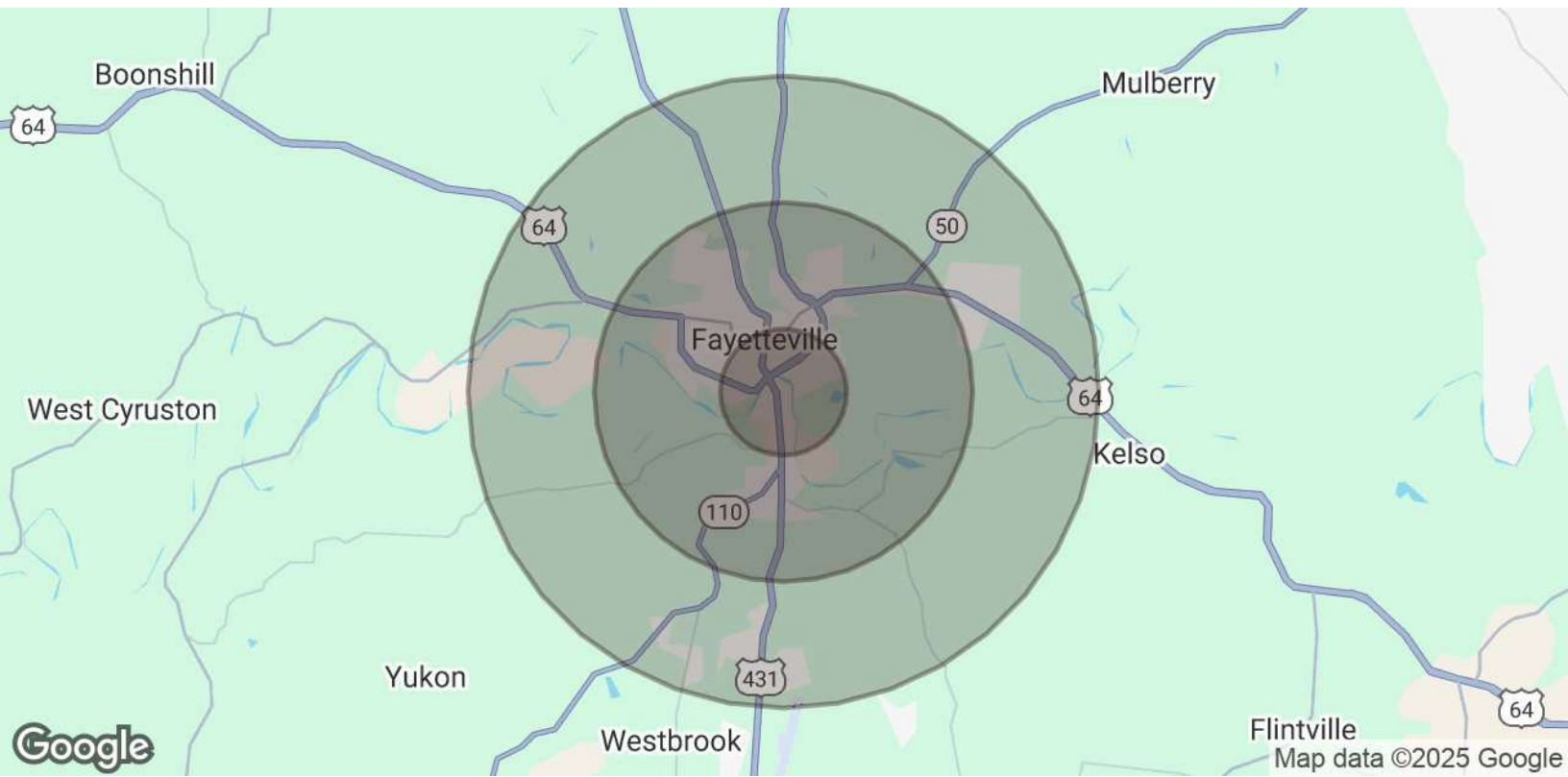
859.977.1051

lcowden@bcwoodproperties.com



RIVER OAK SHOPPING CENTER

1202 HUNTSVILLE HIGHWAY | FAYETTEVILLE, TN 37334



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,902	8,251	12,687
Average Age	42	44	44
Average Age (Male)	39	41	41
Average Age (Female)	44	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	837	3,655	5,474
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,572	\$72,276	\$77,739
Average House Value	\$216,066	\$232,132	\$240,247

* Demographic data derived from 2020 ACS - US Census



LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com