

# SOUTH SCHOOL STRIP



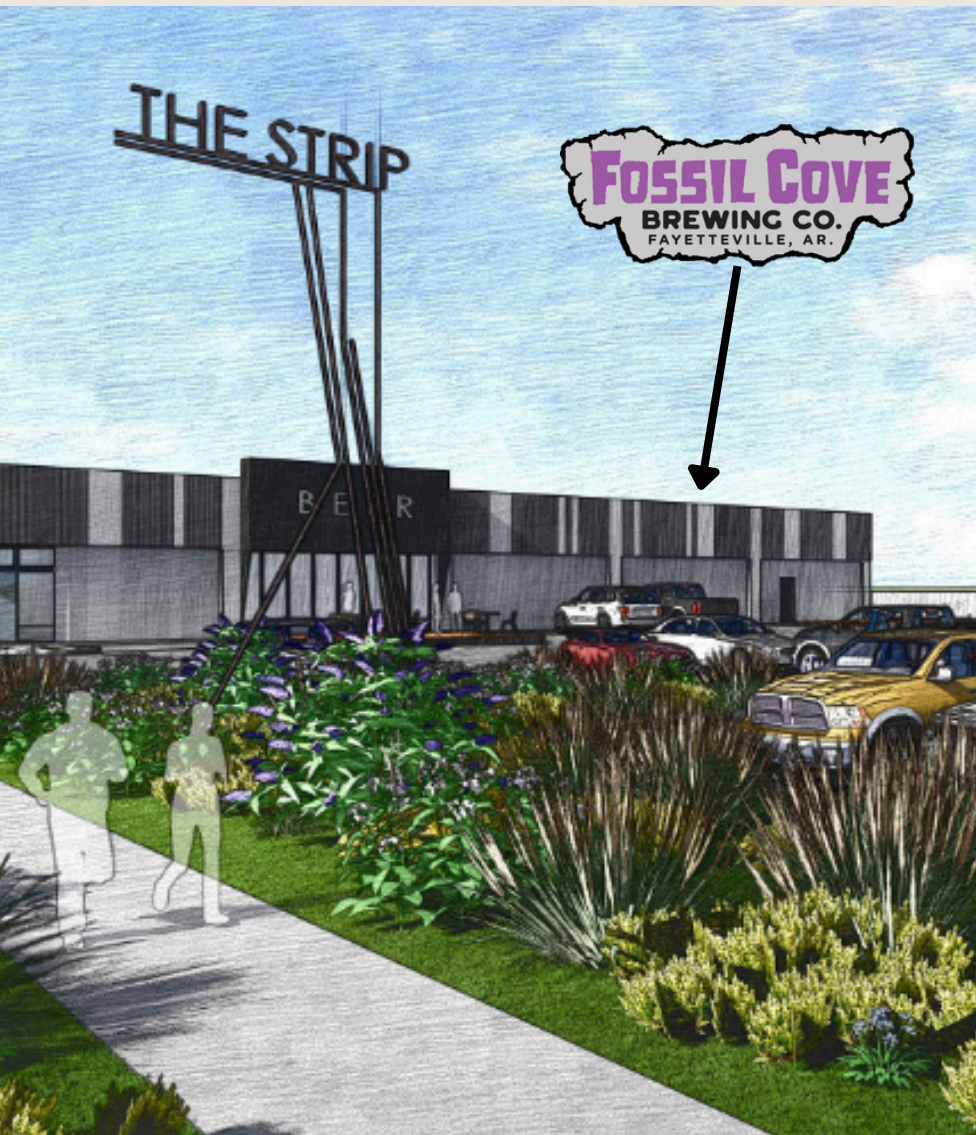
## LEASING INFORMATION



1107 S School Avenue  
Fayetteville, AR 72701

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829





# THE SITE VISION



1107 S School Avenue  
Fayetteville, AR 72701



# 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: \$5,620/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

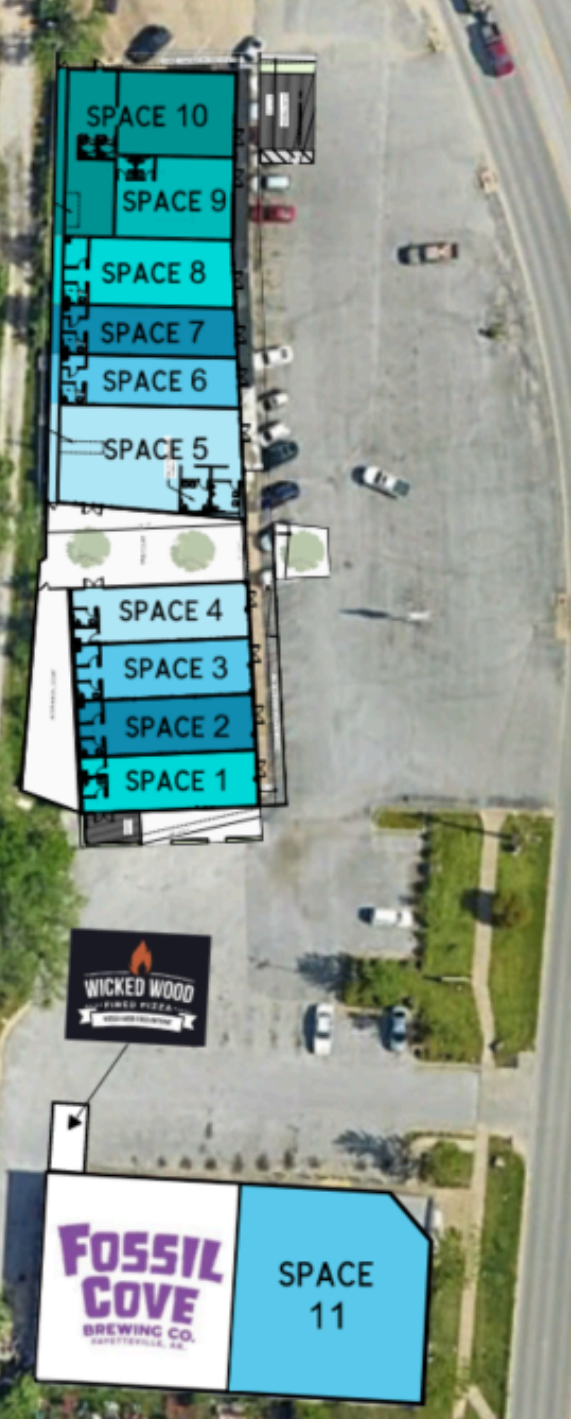
- RATE: \$2,680/MO + NNN
- SQ FT: 1,150
- USE: RETAIL
- TIA: \$30/FT ON TOP OF WHITEBOX

## SPACE 10

- RATE: \$5,640/MO + NNN
- SQ FT: 2,415
- USE: FOOD & BEV
- TIA: \$30/FT ON TOP OF WHITEBOX

## SPACE 11

- RATE: \$8,600/MO + NNN
- SQ FT: 4,274
- USE: RETAIL
- TIA: NEGOTIABLE



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# SOUTH SCHOOL STRIP



## FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- (E) EXISTING



## FLOOR PLAN



1107 S School Avenue  
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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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## **PRINCIPAL BROKER**

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