

# MEDICAL/OFFICE SPACE FOR LEASE

Commerce Business Park | 3733 N Business Dr | Fayetteville, AR



**KEVIN KESTNER**  
AGENT  
O 479.249.9948 | M 479.200.7738  
kkestner@kelleycp.com

**PHILIP SCHMIDT**  
PARTNER | AGENT  
O 479.695.8264 | M 501.804.4447  
pschmidt@kelleycp.com

# MEDICAL/OFFICE SPACE FOR LEASE

Commerce Business Park | 3733 N Business Dr | Fayetteville, AR

## AVAILABLE

±4,124 SF

## PRICE

\$25 PSF | Modified Gross

## COMMENTS

- Available August 1st
- ±4,124 SF of medical/office space
- Large reception area, 2 bathrooms, 2 common area bathrooms
- 1 large conference room
- 10 patient/office rooms

## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   | 10 MILES  |
|--------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION | 6,803     | 47,779    | 139,540   | 251,985   |
| AVERAGE HH INCOME  | \$105,848 | \$125,957 | \$102,160 | \$105,126 |
| TOTAL HH           | 3,398     | 20,713    | 54,864    | 96,071    |

## TRAFFIC COUNTS

E Joyce Boulevard - 25,455 VPD



**KEVIN KESTNER**  
 AGENT  
 O 479.249.9948 | M 479.200.7738  
 kkestner@kelleycp.com

**PHILIP SCHMIDT**  
 PARTNER | AGENT  
 O 479.695.8264 | M 501.804.4447  
 pschmidt@kelleycp.com

# MEDICAL/OFFICE SPACE FOR LEASE

Commerce Business Park | 3733 N Business Dr | Fayetteville, AR



**KEVIN KESTNER**  
AGENT  
O 479.249.9948 | M 479.200.7738  
kkestner@kelleycp.com

**PHILIP SCHMIDT**  
PARTNER | AGENT  
O 479.695.8264 | M 501.804.4447  
pschmidt@kelleycp.com

# MEDICAL/OFFICE SPACE FOR LEASE

Commerce Business Park | 3733 N Business Dr | Fayetteville, AR



**KEVIN KESTNER**  
AGENT  
O 479.249.9948 | M 479.200.7738  
kkestner@kelleycp.com

**PHILIP SCHMIDT**  
PARTNER | AGENT  
O 479.695.8264 | M 501.804.4447  
pschmidt@kelleycp.com

# MEDICAL/OFFICE SPACE FOR LEASE

Commerce Business Park | 3733 N Business Dr | Fayetteville, AR



**KEVIN KESTNER**  
AGENT  
O 479.249.9948 | M 479.200.7738  
kkestner@kelleycp.com

**PHILIP SCHMIDT**  
PARTNER | AGENT  
O 479.695.8264 | M 501.804.4447  
pschmidt@kelleycp.com

## 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.



**KEVIN KESTNER**

AGENT

O 497.249.9948 | M 479.200.7738

kkestner@kelleycp.com



**PHILIP SCHMIDT**

PARTNER | AGENT

O 479.695.8264 | M 501.804.4447

pschmidt@kelleycp.com

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

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.



kelleycp.com |   

**CHAINLINKS**  
RETAIL ADVISORS