

# PAD READY LOTS FOR SALE

W Wedington Dr. | Fayetteville, AR 72704



**HARPS**  
HOMETOWN FRESH

GUSANO'S

Great Clips

Thai Spice

McDonald's

Phillips 66

HOMESWOOD SUITES  
Hilton

Hilton Garden Inn

WALK-ON'S

Comfort SUITES

Holiday Inn Express

TACO BELL

SONIC

ARVEST

THE BANK OF FAYETTEVILLE

Bank OZK

IHOP RESTAURANT

MURPHY USA

SUBWAY

planet fitness

Starbucks

AT&T

FirstSecurity

Freddy's FROZEN CUSTARD & STEAKBURGERS

HOTWORX

Dazzling NAIL BAR

SLIM CHICKENS

Walmart Market

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## AVAILABLE

- Lot 8 - 1.67 Acres +/-
- Lot 2 - 2.88 Acres +/-

## PRICE

Call Agents for Pricing

## COMMENTS

- Only remaining development land on dense retail corridor
- Developer is providing all utilities, access roads, and regional detention
- Ideal location for all retail uses
- This is one of the fastest growing residential areas in Fayetteville

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,429	59,105	98,898	225,378
AVERAGE HH INCOME	\$81,059	\$71,218	\$85,360	\$95,712
TOTAL HH	5,272	24,552	42,349	87,890

## TRAFFIC COUNTS

W Wedington Dr - 37,000 VPD



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## 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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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