

FOR LEASE



- **Flex Warehouse + Storefront** with seamless blend of industrial functionality and customer facing retail frontage
- **Easy access** to Downtown Fayetteville, University of Arkansas, College Avenue, and I-49
- **High traffic corridor**, with approximately 29,000 vehicles per day, bringing strong visibility to your business
- **Surrounding Growth** in retail, dining, and academic uses provide strong daytime traffic

OFFERED AT

\$2,550 PER MONTH
MODIFIED
GROSS

+/- 1,700 SQUARE
FEET

+/- 29K VEHICLES
PER DAY

CHRIS ALLCORN
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DEVIN BRITTON
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 563 W MLK Jr Blvd
Fayetteville, AR 72701



www.hatrackrealestate.com



HAT RACK

REAL ESTATE



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563 W MLK Jr Blvd sits in one of Fayetteville's most active corridors, linking the University of Arkansas to downtown and carrying strong daily traffic in both directions. The property benefits from constant visibility to students, faculty, and local residents, with nearby retail, restaurants, and campus driven foot traffic supporting a wide range of uses. Its central location provides quick access to I-49, Dickson Street, and surrounding neighborhoods, making it both convenient and highly recognizable. For a tenant, it is a rare opportunity to be positioned directly in the path of Fayetteville's core activity.



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All information is deemed reliable but not guaranteed.

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