

1010 ROLLING HILLS DR, FAYETTEVILLE, AR

1,400 SF RETAIL SPACE FOR LEASE



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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
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EXECUTIVE SUMMARY

±1,400 SF retail space available for lease in the heart of Fayetteville. The property features a renovated exterior and is positioned directly off Highway 71 (College Avenue), offering excellent visibility and accessibility just 3 miles from Interstate 49. As the last remaining space available, the suite presents a unique opportunity for retailers or service users seeking a highly visible location within one of Northwest Arkansas' busiest commercial corridors. The site offers a 2/1,000 SF parking ratio and is surrounded by numerous national and local retailers, restaurants, and other major traffic drivers, providing strong consumer exposure and convenience.

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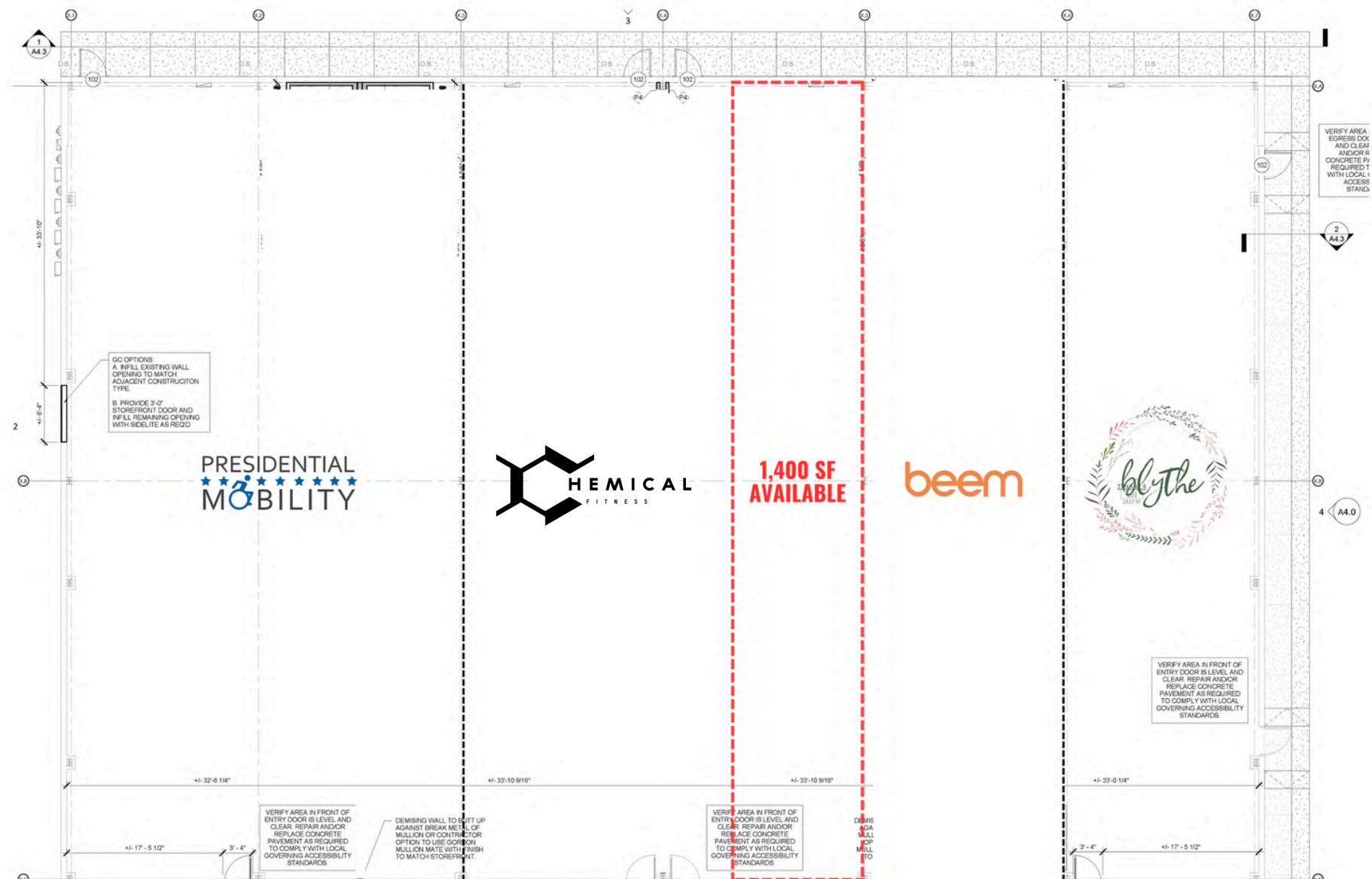
PROPERTY HIGHLIGHTS

1,400 SF
SPACE AVAILABLE

\$19.50 PSF, NNN
ASKING PRICE

VIRTUAL TOUR

FLOOR PLAN



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AERIAL VIEW



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INTERIOR PHOTOS



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AERIAL MAP VIEW



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CONTACT US



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate. With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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