

PRIME OFFICE/RETAIL SPACE FOR LEASE

380-392 EAST SUNBRIDGE DRIVE

Fayetteville, AR 72703



VIDEO

PROPERTY DESCRIPTION

Office/retail space featuring expansive windows that invite abundant natural light into each unit are currently up for lease near the intersection of College and Sunbridge. The spaces boast spacious work areas, storage closets, and private bathrooms, making them ideal for nurturing your business's growth! Conveniently located, they offer easy access to all Fayetteville has to offer.

PROPERTY HIGHLIGHTS

- Available Suites: 388 E Sunbridge at +/- 1,194 SF
- Tenant Pays Utilities
- Expansive Windows
- Near the Intersection of College and Sunbridge

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	4
Available SF:	1,194 SF
Building Size:	10,096 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,432	26,434	47,839
Total Population	7,193	63,333	117,410
Average HH Income	\$89,072	\$89,910	\$92,779

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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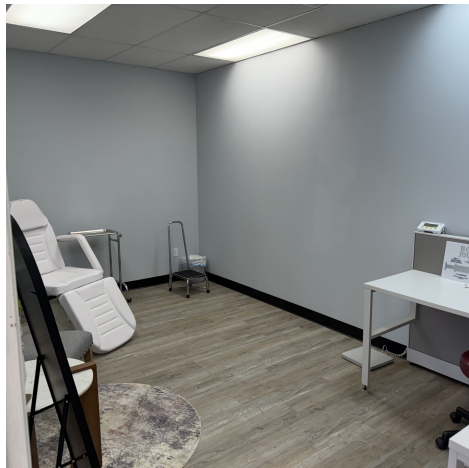
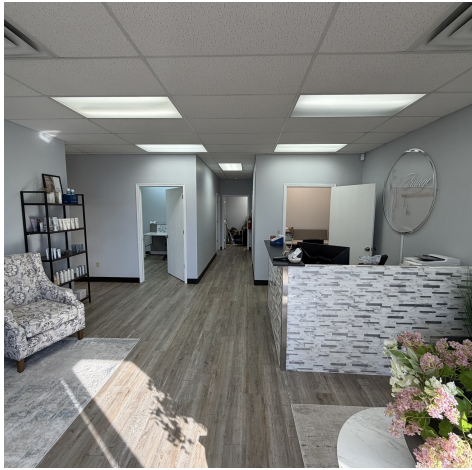
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388 SUNBRIDGE DR PHOTOS

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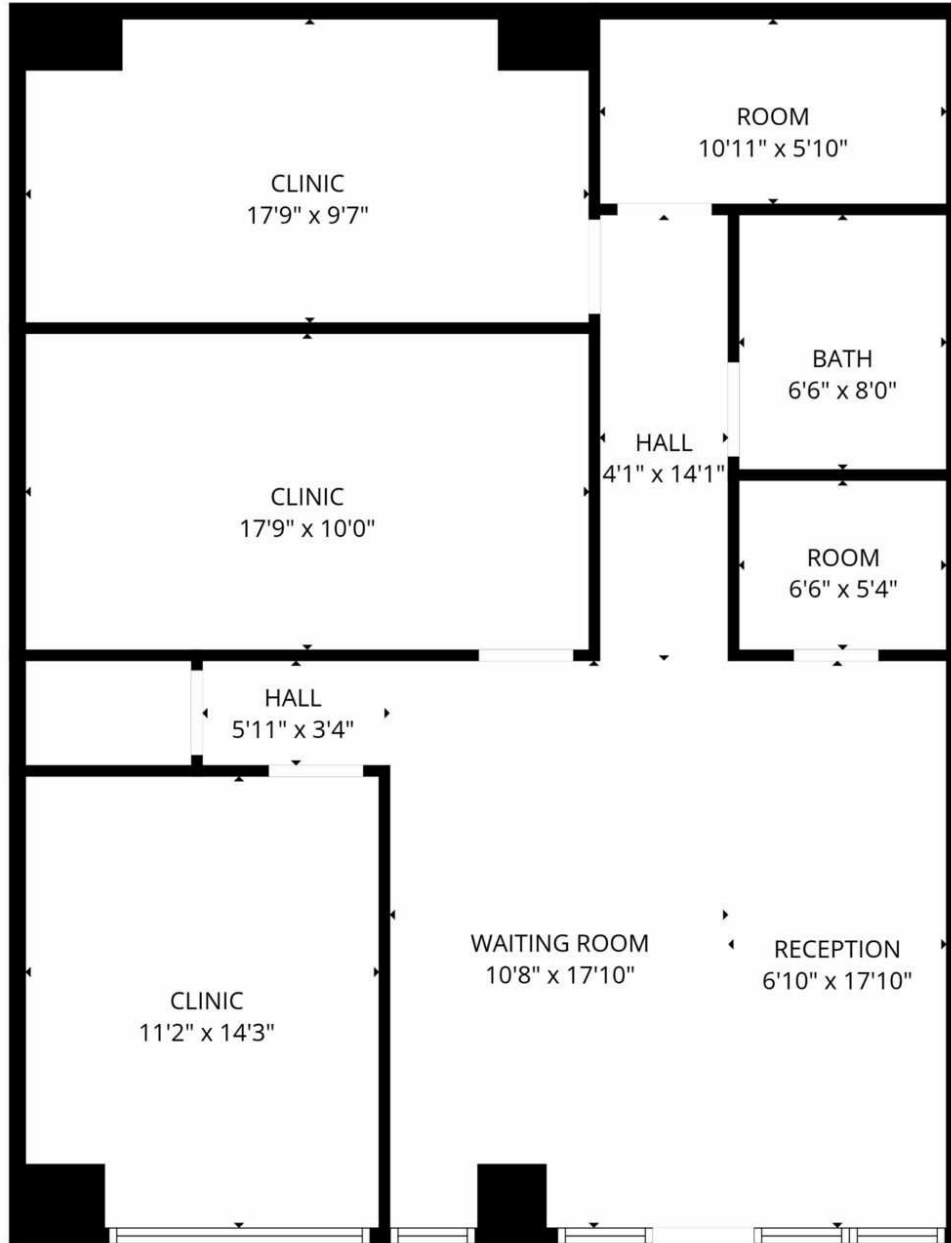
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388 SUNBRIDGE DR FLOORPLAN

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388 Sunbridge +/- 1,194 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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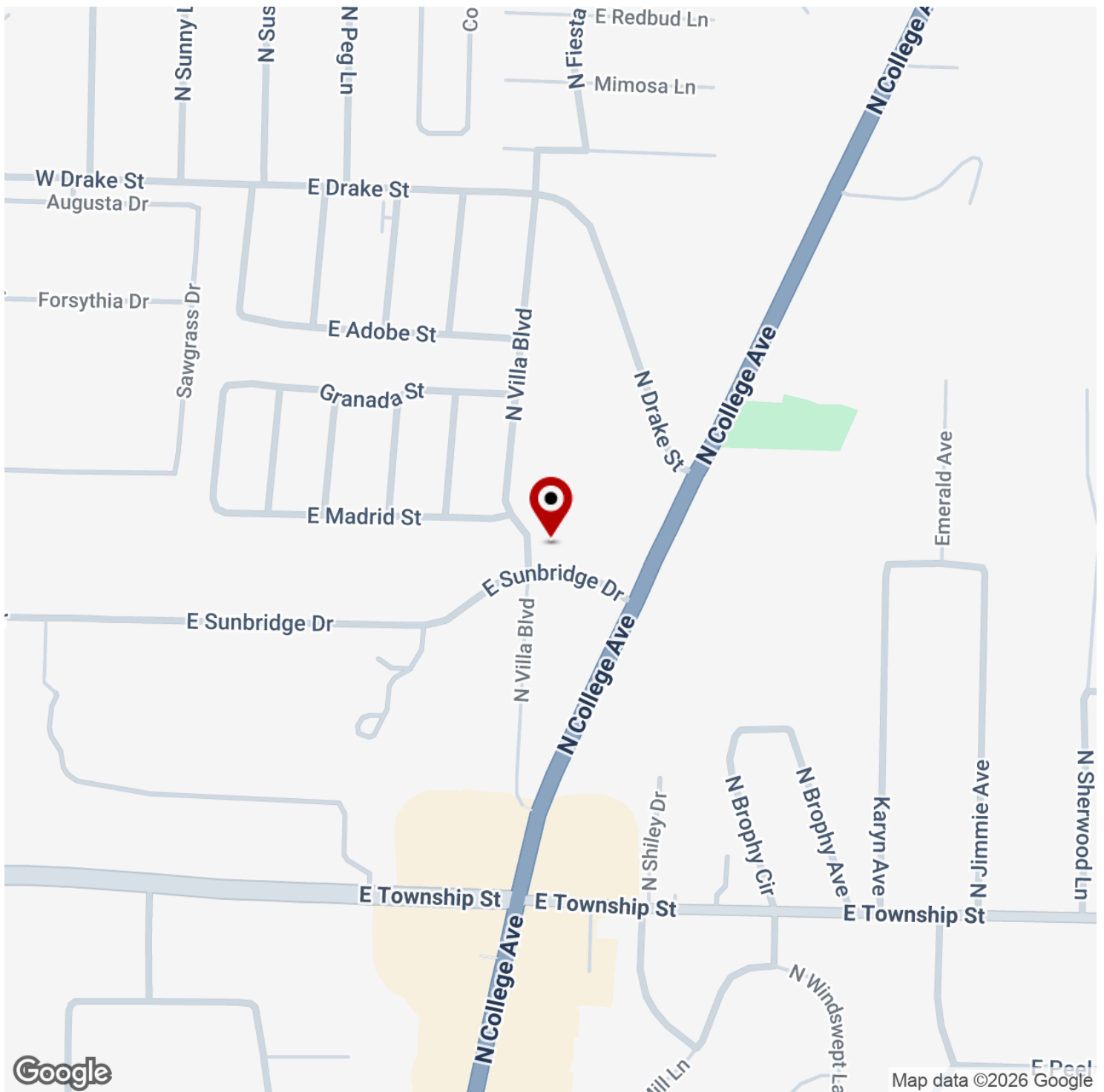
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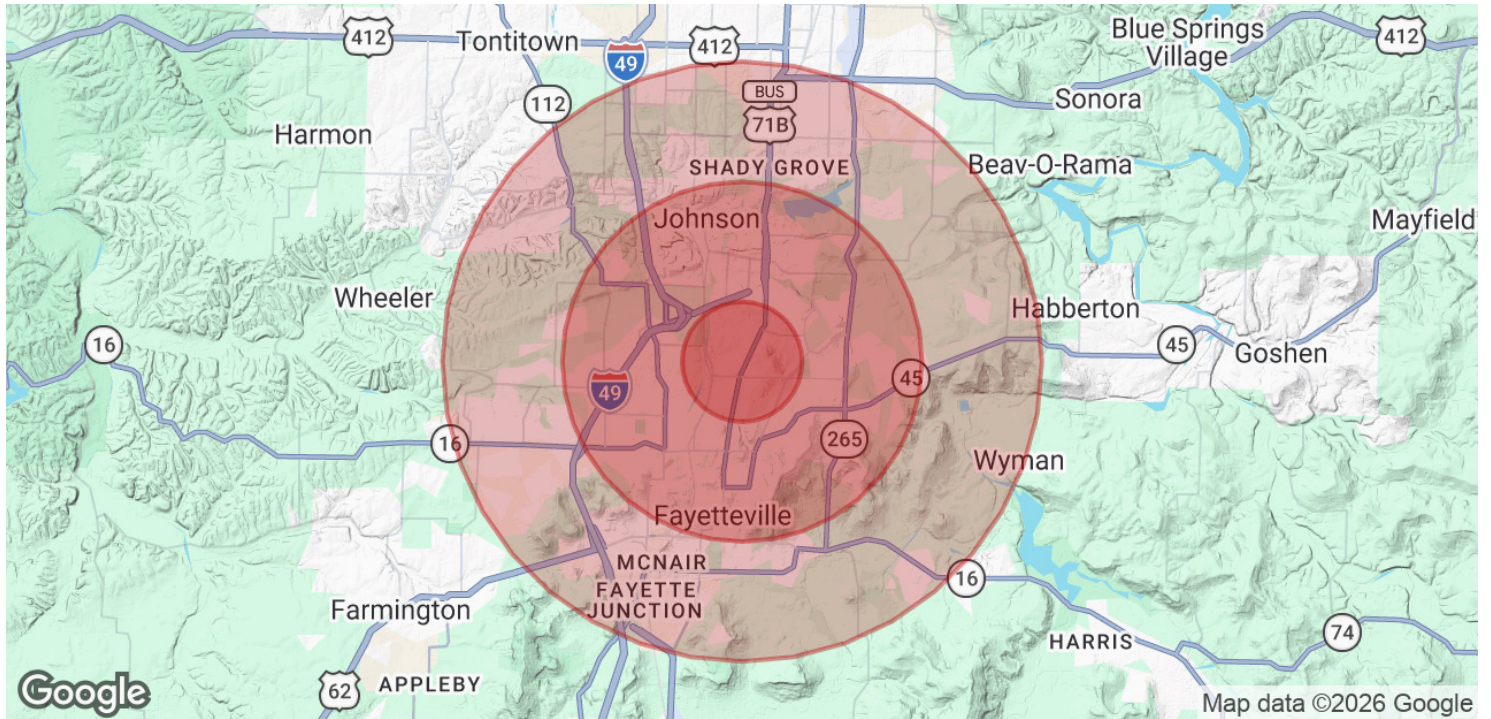
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,193	63,333	117,410
Average Age	38	35	35
Average Age (Male)	36	34	34
Average Age (Female)	39	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,432	26,434	47,839
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$89,072	\$89,910	\$92,779
Average House Value	\$285,706	\$386,527	\$372,647

2020 American Community Survey (ACS)

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