



6,130 SF FLEX SPACE LEASE JOHNSON, AR

2209 HAWKS LANDING, FAYETTEVILLE, AR 72704



OFFERING MEMORANDUM

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- FLEX SPACE SUBLEASE
- 6,130 SQUARE FEET
- ENTIRE SPACE IS AIR CONDITIONED
- EXCELLENT LOCATION
- EASY ACCESS
- RACKING CAN BE REMOVED
- SHARED BREAKROOM
- SHARED BATHROOMS
- LIKE NEW CONSTRUCTION

PROPERTY DESCRIPTION

6,130 SF of fully air conditioned and sprinkled space is waiting for you! Featuring 3-phase power, dock access, roll up door, shared bathrooms and kitchenette as well. The racks are available for use or can be removed if open space is needed. With a licensed driver, a forklift is available for shared use. This sublease opportunity allows ultimate flexibility for your space and lease term needs

OFFERING SUMMARY

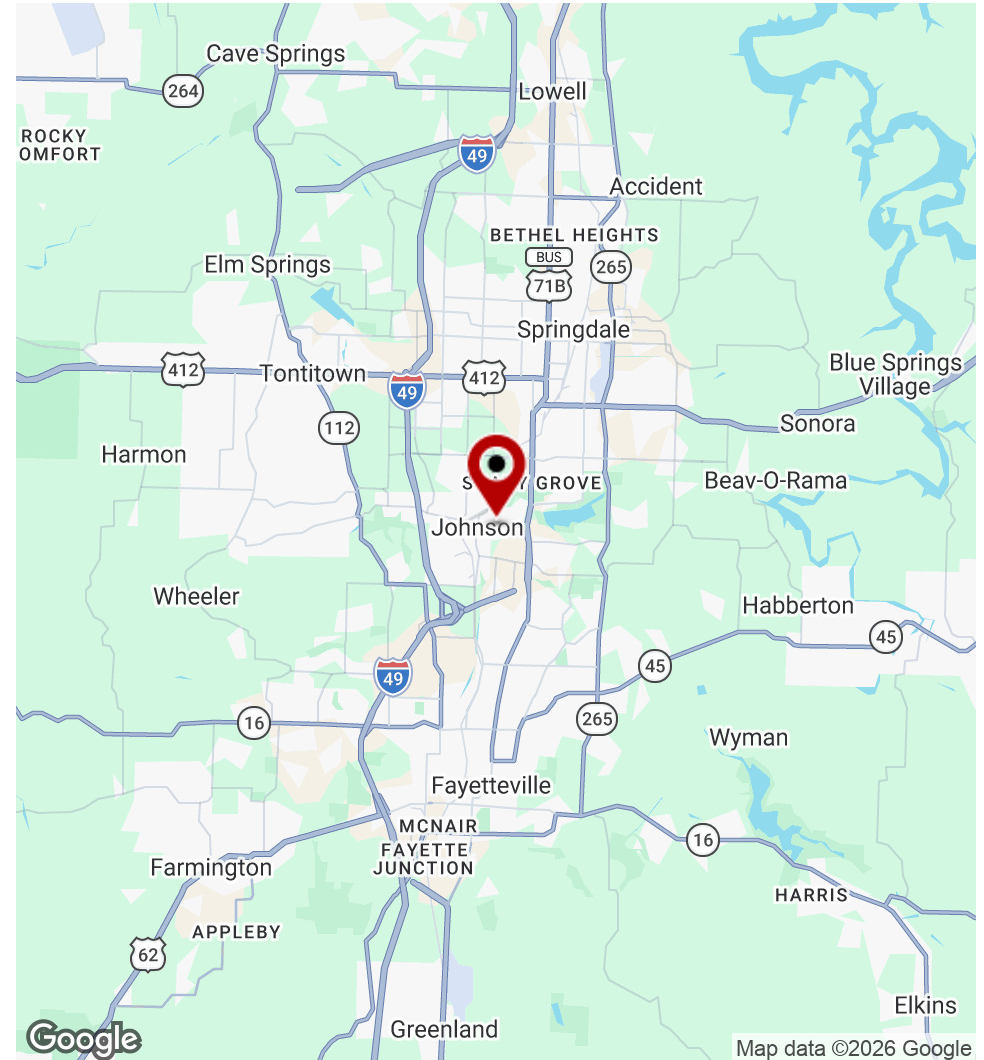
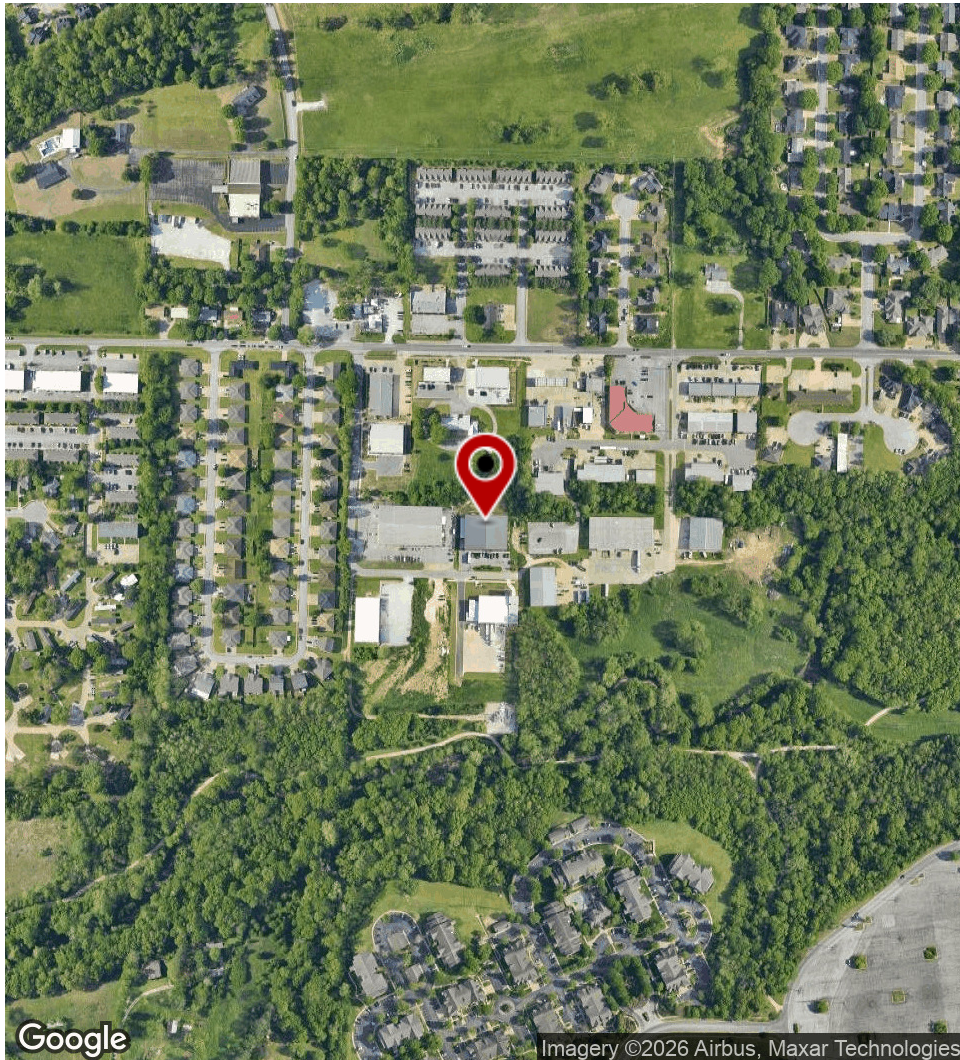
Lease Rate:	\$15.50 SF/yr (Gross)
Available SF:	6.130 SF
Lot Size:	1.05 Acres
Building Size:	17,890 SF



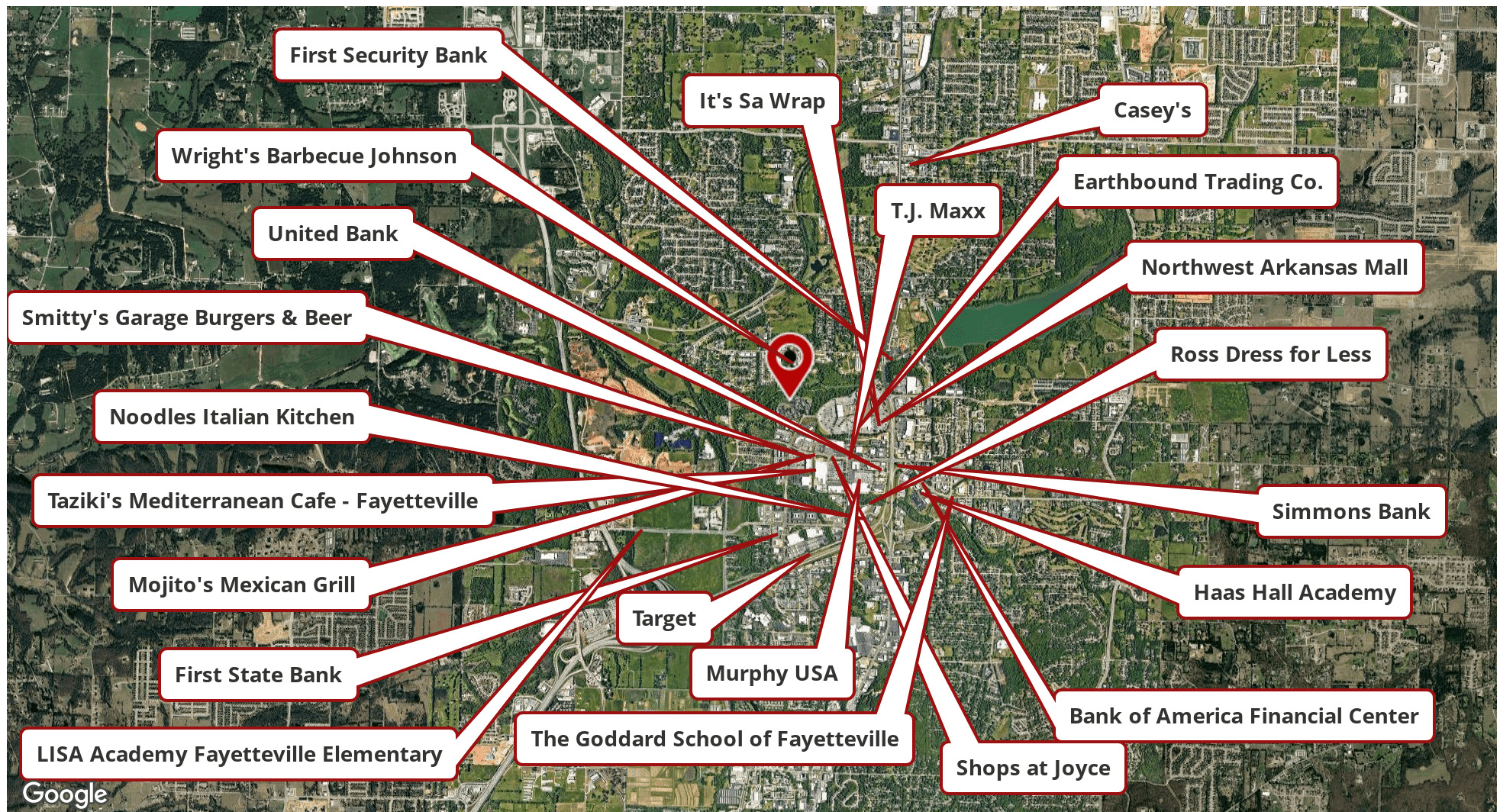
ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	331	1,342	5,334
Average Age	54.6	48.2	40.9
Average Age (Male)	47.3	43.7	39.1
Average Age (Female)	55.0	48.0	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	178	635	2,261
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$111,464	\$112,294	\$107,144
Average House Value	\$381,009	\$360,793	\$339,826

2023 American Community Survey (ACS)

