



Colliers

1,845 SF



For lease

Asking Rate:

**\$38.00**  
PSF NNN

**Contact us:**

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# College Marketplace

## 3379 N College Avenue

### Fayetteville, Arkansas

#### Property Features

1,845 square feet | \$38.00 PSF NNN

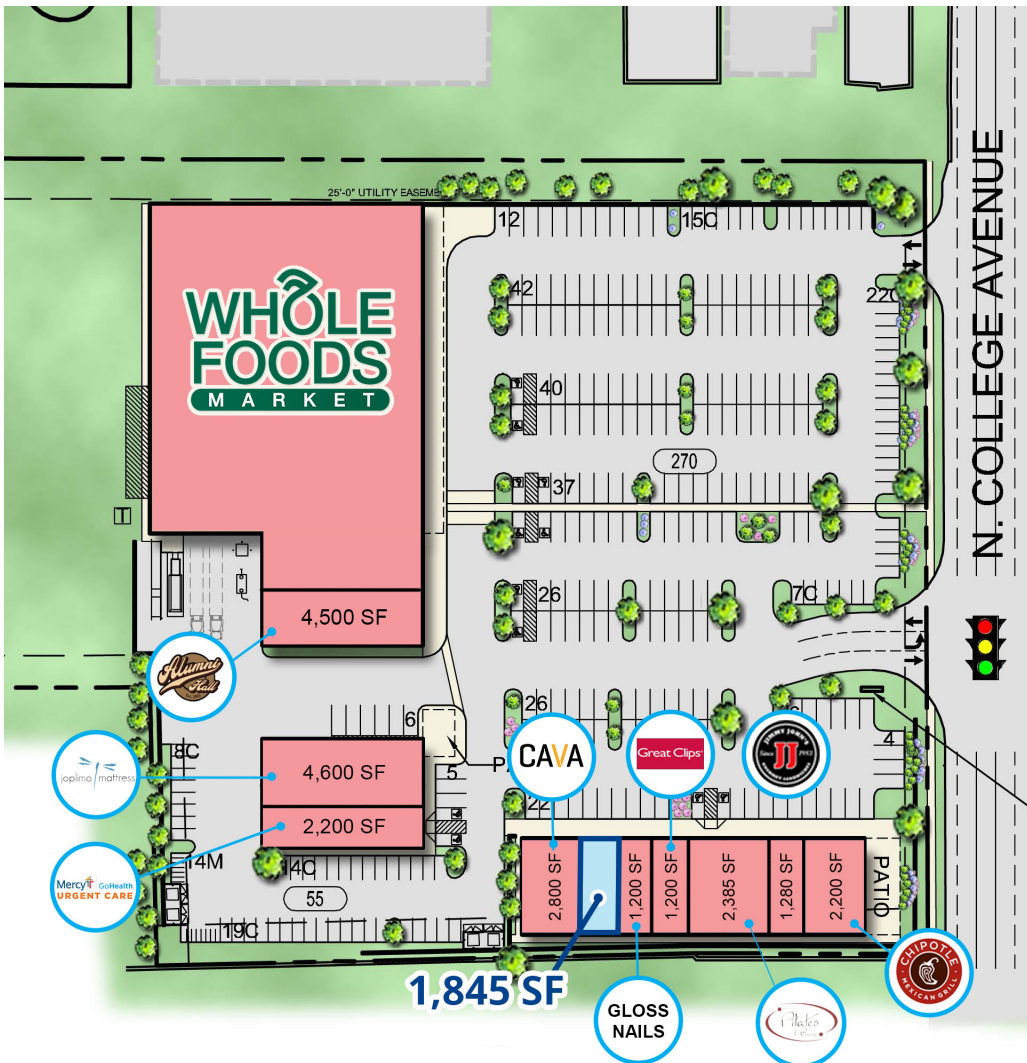
- N College Avenue has a traffic count of 33,000 VPD
- Surrounded by retail, office, residential neighborhoods and new multifamily housing

Space for lease in popular College Marketplace shopping center in Fayetteville's Business & Shopping District. Anchored by Whole Foods Market and includes several other well-known national retailers; including new CAVA restaurant coming soon to former Zoe Kitchen space. Traffic light gives direct access into the center with N College Avenue boasting more than 33,000 cars per day.

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A diagram of a floor plan with a vertical double-headed arrow on the left indicating height and a horizontal double-headed arrow at the bottom indicating width.



**Located in high-volume shopping center**



# Location



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2021)	6,067	46,797	131,447
Projected Population (2026)	6,472	49,626	141,924
Average HH Income (2021)	\$90,436	\$82,500	\$71,504
Proj. Average HH Income (2026)	\$98,593	\$91,318	\$78,780
Households (2021)	2,803	20,813	51,549



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